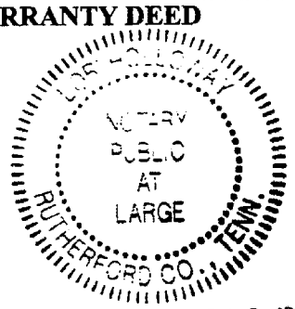
BOOK 11138 PAGE 179

WARRANTY DEED



My Commission Expires Oct. 9, 1999

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,999.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 1998.

_____
Notary Public

MY COMMISSION EXPIRES: October 9, 1999.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald H. Sanders	**Community Mortgage Corporation**	**176-5-A-123**
(NAME)	(NAME)	
5388 Sunnyvale Drive	**142 Timber Creek Drive**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Cordova, TN 38018**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Holigan Family Investments, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald H. Sanders and wife Linda L. Sanders**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Hickory Woods Estates Section C of record in Plat Book 6900, Page884-887, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Holigan Family Investments, Inc. by deed of record in Book 11029, Page 214, Register's Office for County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **5388 Sunnyvale Drive, Antioch, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness **our hands** this **29th day of September, 1998**.

_____

Holigan Family Investments, Inc.

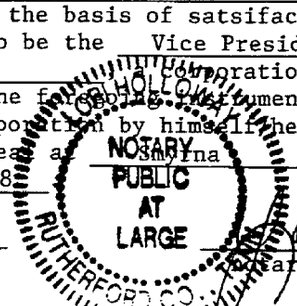
By: _____
James E. Ruddell, Vice President

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James E. Ruddell, with whom I am personally acquainted (or proved to me on the basis of satsifactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President, of the Holigan Family Investments, Inc. corporation, and that he/she as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President. Witness my hand and official seal at Smyrna, Tennessee, this 29th day of September, 1998.

Commission expires: _____

_____
Notary public



My Commission Expires Oct 9, 1999

0495080

IDENTIF. ↑ REFERENCE

98 OCT -2 AM 9:36

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

8447 10/02 0101 03CHECK 392.00

MAIL ENV.

BOOK 11138 PAGE 180

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11138 PAGE 181

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				102990.00
			CON TX	381.06
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	392.06
			CHECK	392.06
		10/02/98	01	09:38 0001 8447

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 OCT -2 AM 9:46
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0495080
IDENTIF. ↑ REFERENCE

No. 1353731