When recorded, mail to:
Premier Title & Escrow, LLC
4301 Hillsboro Rd., Ste. 300
Nashville, TN 37215

WARRANTY DEED

BOOK 11480 PG. 474

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May 1999

Notary Public

MY COMMISSION EXPIRES: Exp. 03/24/2001
(AFFIX SEAL)

ROBERT L SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C-22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin L. Douglas	First Trust Mortgage Co.	96-14-117
(NAME)	(NAME)	
828 Allen Road	6525 Quail Hollow, Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Memphis, Tennessee 38120	
(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, Tony Kevin Sanders and wife, Tracy Lynn Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin L. Douglas and wife, Kelli M. Douglas

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. 773 on the Plan of Cloverhill, Section IX, of record in Book 2331, Page 44, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Tony Kevin Sanders and wife, Tracy Lynn Sanders by deed from Kevin D. Blackwell and wife, Kelley Blackwell of record in Book 9075, Page 18, said Register's Office.

This conveyance is made subject to the following: Taxes for the year 1999 which have been prorated and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Restictions of record in Book 2401, Page 227, as amended in Book 2487, Page 431, and all matters shown on the Plan of Record in Book 2331, Page 44, said Register's Office.

MAIL ENV.

99 MAY 17 AM 10:12

05874

494

unimproved ( )
This is improved (X) property, known as 828 Allen Road, Nashville, Tennessee 37214
(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 hand s this 13th day of May, 19 99

Tony Kevin Sanders

Tracy Lynn Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tony Kevin Sanders and wife, Tracy Lynn Sanders

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of May, 19 99.

Commission expires 03/24/2001

Notary Public

ROBERT L. BURGESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

05-395 RECORDED 1011 0117 0101 0001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11480 PG. 476

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0587494

IDENTIFICATION/REFERENCE

99 MAY 17 AM 10:12

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT	95000.00
CON TX	351.50
PRFEE	1.00
MOFEE	8.00
CFEE	2.00
TOTAL	362.50
CHECK	362.50

05/17/99 01 10:16 0001 6596

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1461224