STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00.

Susan L Abrams
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 8th day of June, 1999.

William S. Carman
Notary Public

My Commission Expires: 1-2-23-2001

WILLIAM S. CARMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South, Ste 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Susan L. Abrams
896 Idlewild Drive
Madison, Tennessee 37115

8832 06/11 0101 03CHECK 314.40

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map: 52-5 Parcels: 259 and 199

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert E. Sanford** hereinafter referred to as Grantor, hereby transfers and conveys to **Susan L. Abrams, an unmarried woman** hereinafter referred to as Grantee, his heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Tract I: Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Sanford Manor, of record in Plat Book 6900, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Tract II: Land in Davidson County, Tennessee, being Lot No. 4 in the subdivision of Sanford Manor, not of record, made by Winston Gaffron, Jr., Surveyor, No. 1070, dated August 1, 1986, and more particularly described as follows:

Beginning at a point in the southerly margin of Idlewild Drive, South 53 degees 30' 30" East 178.74 feet to a point; thence North 17 degrees 30' 38" East 264.71 feet to a point in the southerly margin of Idlewild Drive; thence with the said margin of Idlewild Drive with a curve to the right having a radius of 296.98 feet and a chord of 7 degrees 59' 27", 41.42 feet to a point; thence continuing with the southerly margin of Idlewild Drive South 57 degrees 25' 13" West 225.61 feet to the point of beginning.

Being the same property conveyed to Robert Eric Sanford, unmarried, by Deeds of record in Book 10174, page 763 and in Book 6965, page 23, Register's Office of Davidson County, Tennessee. Robert Eric Sanford is also known as Robert E. Sanford.

Davidson County taxes for the year 1999 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying this prorata share thereof to GRANTEE who will be responsible for payment of said taxes when they become due and payable.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 896 Idlewild Drive, Madison, Tennessee 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 my hand this 8th day of June, 1999.

Robert E. Sanford

Robert E. Sanford

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 Robert E. Sanford, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of June, 1999.

William S. Carman

Notary Public

12-23-2001

My Commission Expires

WILLIAM S. CARMAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

99 JUN 11 AM 11:20
ALL TAXES PAID
DAVIDSON COUNTY, TN.

MAIL ENV. 0598800

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11524 PG. 147

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

0598800

IDENTIFICATION REFERENCE

99 JUN 11 AM 11:20

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	82000.00
CON TX	303.40
PRFEE	1.00
WDEED	6.00
CFEE	2.00
TOTAL	314.40
CHECK	314.40

06/11/99 01 11:24 0001 8632

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1473086