WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 11613 PAGE 455

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 285,000.00

Scott Sanderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 19 99

Notary Public

MY COMMISSION EXPIRES March 25, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Scott H. Sanderson	"New Owners"	MAP 160-16-0-A,
(NAME)	(NAME)	
1003 Gilbert Place		PARCEL #20
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, Walter Clayton Crossnoe and wife, Julie R. Crossnoe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott H. Sanderson and wife, Ronda Sanderson

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. 11 on the Plan of Montgomery Place, Section Two, a Planned Unit Development, as of record in Book 7900, Page 922, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Walter Clayton Crossnoe and wife, Julie R. Crossnoe, by deed from Radnor Homes, Inc., of record in Book 9943, Page 579, Register's Office for Davidson County, Tennessee.

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

THIS instrument is being executed in behalf of Walter Clayton Crossnoe and wife, Julie R. Crossnoe, pursuant to a Power of Attorney executed by same on the 27th day of July, 1999, and being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 1003 Gilbert Place, Brentwood, TN 37027
(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 30th day of July 19 99

Walter Clayton Crossnoe By: Stan Gunselman, Attorney-in-fact
Walter Clayton Crossnoe
By: Stan Gunselman, Attorney-in-fact

Julie R. Crossnoe by: Stan Gunselman, Attorney-in-fact
Julie R. Crossnoe
By: Stan Gunselman, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of July, 1999, before me personally appeared Stan Gunselman, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the same as the free act and deed of the said Walter Clayton Crossnoe and wife, Julie R. Crossnoe.

Notary Public - Lee E. Cranford

My Commission Expires: March 25, 2000

Warranty Deed from Walter Clayton Crossnoe and wife, Julie R. Crossnoe to Scott H. Sanderson and wife, Ronda Sanderson.

062254
IDENTIF. + REFERENCE
99 AUG 10 AM 10:46
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.
4192 08/10 0101 03CHECK 1065-50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

Book 11613 452-A

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

0622541
IDENTIF. ← REFERENCE

99 AUG 10 AM 10:46
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

			CAMT	
				285000.00
			CON TX	1054.50
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	1065.50
			CHECK	1065.50
08/10/99	01	10:45	0001	4192

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1502371