Box 1

WARRANTY DEED

STATE OF ~~TENNESSEE~~
COUNTY OF **DAVIDSON**

I, OR WE, HAVE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$100,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **16TH** DAY OF MARCH, 2000.

Notary Public

MY COMMISSION EXPIRES: February 19, 2002.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

My Commission Expires 2-19-2002

Instr:200003210028733 Page: 1 OF 2
REC'D FOR REC 03/21/2000 11:42:08AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $370.00

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricky A. Sanders	OWNER	**135-98**
(NAME)	(NAME)	
1823 Old Murfreesboro Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	,	
(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, **Floyd S. Maxwell and wife Dorothy J. Maxwell**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ricky A. Sanders and wife Teresa D. 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 the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, being part of the Homestead and Dower Tract of Mrs. Theodosia Powers, as set apart to her in Minute Book 5, Page 384, of the County Court for said County, and being part of tract No. 1 on the Map of the partition of the land involved in the cause of P.M. Matlock and wife, vs. Mrs. E. Sinnott, et at, Rule Nos. 48000 and 48003, Chancery Court, as shown of record in Plan Book 3, Page 21, Chancery Court at Nashville, described as follows:

Beginning in the center of Murfreesboro Pike at the northwest corner of the property conveyed to Robert H. Crowell and wife, by deed from William W. Moore and wife, of record in Book 2907, Page 247, Register's Office for said County: thence with said Crowell's western boundary line, south 35 deg. 40' west 206 feet 1 inch; thence north 54 deg. 20' west 100 feet; thence north 35 deg. 40' east 207 feet 2 inches to the center of said Pike; thence with same, south 54 deg. East 100 feet to the beginning.

Being the same property conveyed to Floyd S. Maxwell and wife, Dorothy J. Maxwell by deed of record in Book 4388, Page 375, Register's Office for Davidson County, Tennessee.

unimproved
This is improved X property, known as **1823 Old Murfreesboro Road, Nashville, TN 37217**
(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 **my/our hand(s)** this **16th day of March, 2000**.

Floyd S. Maxwell

X Dorothy J. Maxwell

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 Floyd S. Maxwell and Dorothy J. Maxwell the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 16th day of March, 2000.

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

Notary Public

Commission expires:

My Commission Expires 2-19-2002