Box 10-B

Instr:200005010042578 Page: 1 OF 2
REC'D FOR REC 05/01/2000 10:07:00AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $555.00

LEE A. COHEN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$150,000.00**

Michael A. Hullett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **27TH DAY OF APRIL, 2000.**

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **OCTOBER 25, 2003.**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL A. HULLETT	**AMSOUTH BANK**	**119-15 130**
(NAME) **114 TALLWOOD DRIVE**	(NAME) **2050 PARKWAY OFFICE CIRCLE**	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS) **BIRMINGHAM, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, JAMES E. SANDERS AND WIFE, ROCENA A. SANDERS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL A. HULLETT, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the south part of Lot No. 19 on the Plan of Thompson Heights, Section II, as of record in Book 2331, page 49, Register's Office for said County, described as follows:

Beginning at a point in the line between Lots Nos. 18 and 19, 75 feet south of the south margin of Tallwood Drive, as shown on said plan, being the southeast corner of the land conveyed to the State of Tennessee by deed in Book 2882, page 377; thence along the line of said State Property, north 76° 30' west 170 feet to the line between Lots Nos. 19 and 20, being 55 feet south of the southerly margin of Tallwood Drive, as shown on said plan; thence with the line between Lots Nos. 19 and 20, southerly 221.6 feet to a point; thence easterly 168.5 feet to a corner of Lot 18; thence with the line between Lots 18 and 19, northerly 188.2 feet to the point of beginning.

Being the same property conveyed to James E. Sanders and wife, Rocena A. Sanders, by deed from K. R. Stanfill, Trustee, of record in Book 4487, page 722, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 2444, page 481, Sanitary Sewer Easement of record in Book 8307, page 988, Ingress and Egress easement of record in Book 2882, page 377, and any other easements, restrictions, or conditions which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **114 TALLWOOD DRIVE, NASHVILLE, TN 37211**
(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 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 **27TH DAY OF APRIL, 2000.**

James E. Sanders
JAMES E. SANDERS

Rocena A. Sanders
ROCENA A. SANDERS

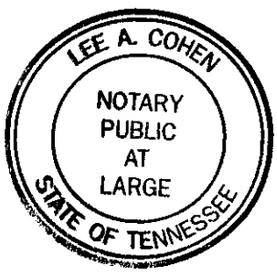
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James E. Sanders and Rocena A. Sanders**, the bargainor, 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 27TH DAY OF APRIL, 2000.**

Commission expires: **OCTOBER 25, 2003**



Lee A. Cohen
LEE A. COHEN Notary Public