After recording return to:
Realty Title
5111 Maryland Way, Ste. 101
Brentwood, TN 37027

Realty 484

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Linda A. Allgood
6409 Sugar Maple Lane
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
1st Trust Bank for Savings
P. O. Box 17257
Memphis, TN 38187-0257

MAP	**155-8**
GROUP	**B**
PARCEL	**2.00**

WARRANTY DEED

Instr:200008170081702 Page: 1 OF 2
REC'D FOR REC 08/17/2000 3:19:03PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $684.50

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Brian Keith Sanders and wife, Lorna Faye Sanders,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Linda A. Allgood**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: L.S.

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Phase I, South Colony at Riverbend, of record in Book 6900, page 271, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Brian Keith Sanders and wife, Lorna Faye Sanders by deed from The Zeitlin Group, a joint venture of record in Book 8166, page 532, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2000 and subsequent years.

This is improved property known as 6409 Sugar Maple Lane, Nashville, Tennessee 37221.

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", her heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 15th day of August, 2000.

Brian Keith Sanders L.S.

Lorna Fay Sanders L.S.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Brian Keith Sanders and wife, Lorna Fay Sanders**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of August, 2000.

M. L. Hickernell
NOTARY PUBLIC

M. L. HICKERNELL NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN

My Commission Expires: 8/8/2001

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $185,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of August, 2000.

~~M. L. Hickernell~~ Barbara T. Hodge
NOTARY PUBLIC

B.T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires November 4, 2001

My Commission Expires: ~~8/8/2001~~ 11/4/01