Davidson County DEEDWARR
Recvd: 10/13/00 16:04 2pgs
Fees:11.00 Taxes:747.40

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STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 208,000.00

Affiant

Subscribed and sworn to before me, this 5th day of October, 2000.

Notary Public

My commission expires: 7-26-03

NOTARY PUBLIC AT LARGE

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: Robbie L. McLean, 5342 Western Ave., Knoxville, TN 37921
144 STERLING OAKS CT. BRENTWOOD, TN 37027	Return To: TransContinental Title Company, 2630 Elm Hill Pike, Ste. 100, Nashville, TN 37214

map & parcel no. 172-05-0-B/53.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

BARRY E. SANDERSON AND WIFE, KRISTEN N. SANDERSON, HUSBAND AND WIFE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

MARSHALL S. STUART, JR. AND JEANAN MILLS STUART, HUSBAND AND WIFE

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 53, ON THE PLAN OF STERLING OAKS, PHASE I, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 8250, PAGE 998, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BARRY E. SANDERSON AND WIFE, KRISTEN N. SANDERSON, BY WARRANTY DEED FROM PULTE HOMES TENNESSEE LIMITED PARTNERSHIP, DATED AUGUST 25, 1999, AND RECORDED SEPTEMBER 1, 1999 IN BOOK 11643, PAGE 914, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 144 STERLING OAKS CT., BRENTWOOD, TN 37027

This conveyance is made subject to:

1. 20___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 5 day of October, 2000.

Barry E Sand

Kristen S

State of Tennessee
County of Davidson

On this 5th day of October, 2000, before me personally appeared Barry E. Sanderson & Kristen N. Sanderson to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires 7-26-03

Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.