STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $108,000

Affiant

Subscribed and sworn to before me, this 29th day of January, 2001

My commission expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires July 26, 2003

Notary Public

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/08/01 15:32 2pgs
Fees:11.00 Taxes:399.60
20010308-0022235

Address of New Owner & Send Tax Bills to:	Prepared By: TransContinental Title Company 2630 Elm Hill Pike, Ste, 100 Nashville, TN 37214
1816 MARTIN STREET NASHVILLE, TN 37203	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 105-11-0/107.00

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,

PEGGY A. SAMS

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

AIRIK SANDERS and wife, Geraldine Sanders

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 THE SOUTHERLY 50 FEET OF THE NORTHERLY 250 FEET OF THE NORTHERLY 308.9 FEET OF THE EASTERLY 156 FEET OF LOT NO. 13 ON THE MAP OF JOSEPH W. HORTON'S PROPERTY, AS OF RECORD IN PLAN BOOK 1, PAGE 44, OF THE CHANCERY COURT AT NASHVILLE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY MARGIN OF MARTIN STREET 58.9 FEET NORTH OF THE NORTHEAST CORNER OF WEDGEWOOD AVENUE AND MARTIN STREET, AS MEASURED ALONG THE EASTERLY MARGIN OF SAID MARTIN STREET; THENCE WITH THE EASTERLY MARGIN OF MARTIN STREET, NORTHERLY 50 FEET; THENCE SOUTH 87 1/2 DEG EAST 156 FEET TO A POINT; THENCE SOUTH 2 DEG WEST 50 FEET TO A POINT, HESTER'S NORTHEAST CORNER; THENCE WITH HESTER'S NORTH LINE, NORTH 87 1/2 DEG WEST 156 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PEGGY A. SAMS BY WARRANTY DEED FROM MARY LOU SMITH DATED SEPTEMBER 26, 1994 AND RECORDED IN BOOK 9477, PAGE 684, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 1816 MARTIN STREET, NASHVILLE, TN 37203

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 29th day of January, 2001

Peggy A. Sams _____ _____

_____ _____

State of Tennessee
County of Davidson

On this 29th day of January, 2001 before me personally appeared Peggy A. Sams 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 her free act and deed.

Witness my hand and official seal,
My Commission expires:

_____

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

G. V. D. H.
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.