Return to:
First National Financial Title
15 Century Blvd., Suite 101
Nashville, TN 37214
N09726

~~XXXXXXXXXXXXXXXXXXXX~~
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39765** **FILE BOX "7"**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 196,750.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 17th DAY OF APRIL, 2001.

Notary Public

MY COMMISSION EXPIRES: 11.29.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 04/19/01 09:02 2pgs
Fees:11.00 Taxes:727.98

20010419-0038697

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
MICHAEL ALLEN HARPER **4209 ELKINS AVENUE** **NASHVILLE, TN 37205**	**COUNTRYWIDE HOMES LOANS** **P.O. BOX 670009** **DALLAS, TX 75267-0009**	**103-12-0/063.00**

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, DIANNE D. SANFORD and husband, PAUL J. SANFORD**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL ALLEN HARPER, UNMARRIED**

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 Davidson County, Tennessee, being Lot No. 32 of Block "I" on the Plan of Cherokee Park, Section 3, as shown on plat of record in Book 843, Pages 2 & 3, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Dianne D. Sanford by Quitclaim Deed from Tricia Danielle Godwin Scaife, the same being recorded simultaneously herewith and being the same property conveyed to Dianne D. Sanford by Quitclaim Deed from Paul J. Sanford, of record in Book 10552, Page 312, Register's Office for Davidson County, Tennessee and being the same property conveyed to Tricia Danielle Godwin and Paul J. Sanford and wife, Dianne D. Sanford by deed from Richard J. Sanders, an unmarried person, of record in Book 7632, Page 824, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **202 Cherokee Road, Nashville, Tennessee 37205**
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 OUR HANDS THIS 17TH day of April, 2001.

Paul J. Sanford
PAUL J. SANFORD

Dianne D. Sanford
DIANNE D. SANFORD

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 PAUL J. SANFORD and wife, DIANNE D. SANFORD, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 17th day of April, 2001.

NOTARY PUBLIC

My Commission Expires: 11.29.05

