Realty
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Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $104,900.00

Kenneth T. Sanders
Affiant

Subscribed and sworn to before me, this 17th day of April, 2001.

Catherine R. Vass
Notary Public
My commission expires: 5-30-2004

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30TH 2004

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Kenneth T. Sanders | SunTrust Bank | 073-05-0-207.00 |
| 2400 Andrew Place | 201 Fourth Avenue North | |
| Nashville, TN 37216 | Nashville, TN 37219 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Trevin Jay Sims, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to Kenneth T. Sanders and wife, Lucinda N. Sanders, hereinafter called the Grantees, their successors 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. 38 on the Plan of Gibson Heights Subdivision of record in Book 1835, Page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Trevin Jay Sims ands wife, Jane E. Sims by deed from Vernon L. Hooper and wife, Katherine Love Hooper of record in Book 8821, Page 905, Register's Office for Davidson County, Tennessee. Being further conveyed to Trevin Jay Sims by Quitclaim Deed from Jane Elizabeth Sims of record in Book 11559, Page 583, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2400 Andrew Place, Nashville, TN 37216.

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, successors and assigns, forever. Grantor covenant with Grantees that Grantor are lawfully seised 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. Grantor do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 17th day of April, 2001.

Trevin Jay Sims

Davidson County DEEDWARR
Recvd: 04/23/01 12:30 2pgs
Fees:11.00 Taxes:388.13
20010423-0039900

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Trevin Jay Sims, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 17th day of April, 2001.

Catherine R. Vass

My Commission expires: 5/30/2004

