Dav. Co. File Box 14-A
jtc file no. 14115-2

Davidson County DEEDWARR
Recvd: 05/08/01 15:01 2pgs
Fees:11.00 Taxes:645.65

20010508-0047599

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 4th day of May, 2001.

Notary Public

KATHY HAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 12-12-04

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Craig Thieling and Amy E. Thieling
508 Brookvale Terrace
Nashville, TN 37209

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 103-060-119.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wynelle R. Sanders and husband, James J. Sanders, Jr.** hereinafter referred to as Grantors, hereby transfers and conveys to **Craig Thieling and wife, Amy E. Thieling** hereinafter referred to as 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. 40 on the Plan of Brookside Court Addition No. 2 of record in Book 1815, page 47, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Wynelle R. Sanders and husband, James J. Sanders, Jr. by Warranty Deed from Cathy I. Sherman, married of record in Book 11748, page 620, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1835, page 47, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 508 Brookvale Terrace, Nashville, TN 37209.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 4th day of May, 2001.

Wynelle R. Sanders

Wynelle R. Sanders

James J. Sanders Jr

James J. Sanders, Jr.

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 Wynelle R. Sanders and husband, James J. Sanders, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of May, 2001.

K. THOMAS SMITH NOTARY PUBLIC WILLIAMSON CO.

Notary Public

10/22/01

My Commission Expires

03177-ST