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 $71,723.93

Affiant

Subscribed and sworn to before me, this 16th day of May, 2001.

Notary Public
My commission expires: 7-27-2002

NOTARY PUBLIC AT LARGE

Address of New Owner:	Send Tax Bills to:	Tax Information
Brian Sanderson 5109 Leath Dr. Nashville, TN 37211	New Owner	172-10-B-95.00

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, Pete W. Harris d/b/a Harris Homes, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brian Sanderson and wife, Kimberly Sanderson, 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 95 on the Plan of Christiansted Valley, Phase I, Revision I, of record in Instrument Number 200002150015149 and in Instrument Number 200002150015150 and revised of record in Instrument Number 20010209-0012852, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Pete W. Harris d/b/a Harris Homes by deed from Regent Development, LLC, of record in Instrument Number 20010508-0047391, said Register's Office.

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 108 Osprey Court, Nashville, TN 37211

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. Grantors covenant with Grantees that Grantors 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. Grantors 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 16th day of May, 2001.

Pete W. Harris d/b/a
Harris Homes

Davidson County DEEDWARR
Recvd: 05/24/01 07:53 2pgs
Fees:11.00 Taxes:265.38

20010524-0053848

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Pete W. Harris d/b/a Harris and Homes, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 16th day of May, 2001.

Notary Public

My Commission expires : 7-27-2002

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.