STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 137,500.00

Sarah N. Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF May, 2001

Notary Public

MY COMMISSION EXPIRES: 4/16/04
(AFFIX SEAL)

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associate, 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-2087

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah N. Sanders (NAME)	Bank of America (NAME)	091-15-0-226.00
305 50th Avenue North (ADDRESS)	6200 Gateway (ADDRESS)	
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Cypress, CA 90630-6013 (CITY) (STATE) (ZIP)	

FOR AND 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, Ruth M. Hays, unmarried aka Ruth Pharris

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sarah N. Sanders and David L. Sanders, wife and husband

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:

Being Lot No. 3 on the Revised Plan of D.E. Rutherford's Subdivision of Block 10, of Charlotte Park Company's Addition as of record in Book 547, Page 164, Register's Office for Davidson County, Tennessee.

Being that same property conveyed to Ruth Pharris and David Ray Hays by deed from Ruth Pharris of record in Book 6598, Page 994, said Register's Office. David Ray Hays having since died leaving title vested solely in Ruth Pharris, now known as Ruth Pharris Hays, and also known as Ruth M. Hayes. Ruth M. Hayes conveys the subject property as the surviving tenant with right of survivorship.*

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Also being the same property conveyed to James W. Pharris and wife, Ruth Pharris / deed of record in Book 4159, page 658 RODC. Title was vested in Shirley Ruth McDonald Pharris by Final Decree of Divorce of record in Vol. 095A, page 73124 in the Minutes of the Fourth Circuit Court of Davidson County, a copy of which is being recorded immediately prior to this document. # 2 00\0530 · 00 55843

Ruth Pharris, Shirley Ruth McDonald Pharris and Ruth M. Hays are all one and the same person.

unimproved ( )
This is improved (X) property, known as 305 50th Avenue North, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 24th day of May, 2001

Ruth M. Hays
Ruth M Hays

Davidson County DEEDWARR
Recvd: 05/30/01 13:25 3pgs
Fees:15.00 Taxes:508.75

20010530-0055844

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth M. Hayes

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 24th day of May, 2001.

Commission expires 4/18/09

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Ruth M. Hayes

TO

Sarah N. Sanders and David L. Sanders,
wife and husband

RETURN TO:

Wilson & Weiss Title Associate
7100 Executive Center Dr. #150
Brentwood, TN 37027