Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/20/01 14:52 2pgs
Fees:11.00 Taxes:308.95

20010620-0065520

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 83,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF June, 2001

Notary Public

MY COMMISSION EXPIRES 3-26-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Williams (NAME)	Transland Financial Services (NAME)	MAP 43-2
742 May Drive (ADDRESS)	2700 Westhall Lane, Suite 210 (ADDRESS)	PARCEL 109
Madison, TN 37115 (CITY) (STATE) (ZIP)	Maitland, FL 32751 (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, Donald H. Sanders and Carolyn S. Batson and Ronald F. Sanders and Nancy L. Sanders, heirs at law of Frances Sanders, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy Williams and Mary A. Williams, joint tenants with right of survivorship

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. 100 on the Plan of Farview, Section III, of record in Book 3700, page 113, Register's Office for said County.

Said Lot fronts 70 feet on the easterly side of May Drive and extends back 180.6 feet on the northerly line and 151.9 feet on the southerly line to a dead line and measures 101.6 feet.

Being the same property conveyed to Huelitt F. Sanders and wife, Frances Sanders by deed from Jones Homes, Inc, formerly Jones Lumber Company, Incorporated, of record in Book 4407, page 525, Register's Office for Davidson County, TN. The said Huelitt F. Sanders having predeceased Frances Sanders and Frances Sanders having since died and Donald H. Sanders and Carolyn S. Batson and Ronald F. Sanders and Nancy L. Sanders being the heirs at law of Frances Sanders.

Cheryl A. Berg having been appointed Conservator of Nancy L. Sanders in the Probate Court for Davidson County, Tennessee.

Subject to restrictions of record in Book 4114, page 452, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 3700, page 113, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 742 May Drive, Madison, TN 37115
(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 our hand s this 15th day of June 2001

Donald H. Sanders

Ronald F. Sanders

Carolyn S. Batson

Nancy L. Sanders
by Cheryl A. Berg, Conservator

By Cheryl A Berg

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 Donald H. Sanders and Carolyn S. Batson and Ronald F. Sanders and Nancy L. Sanders by Cheryl A. Berg, Conservator

the bargainor s, 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 15th day of June 2001.

Commission expires 3-26-05

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 _____ 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

LEGAL DESCRIPTION CONTINUATION

Taxes for the year 2001 are prorated and assumed by the Grantees herein.

The legal description is the same as the previous deed of record.