Prepared by/Return to:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 07/02/01 16:54 4pgs
Fees:19.00 Taxes:425.50
20010702-0070043

Warranty Deed

Address of New Owners:	Mortgagee/Send Tax Bills to:	Map & Parcel
Phillip Ray Gardner	Franklin American Mortgage	63-16B-15
1028 Tonyawood Drive	501 Corporate Centre Dr. S-400	4D 92935
Old Hickory TN 37138	Franklin, TN 37067	

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FOR AND IN 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

James Douglas Sanders, Michael Wayne Sanders and
Gerald Dewitt Sanders, as heirs and devisees of the
Estate of Annette J. Dansby, deceased

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Phillip Ray Gardner, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN Davidson COUNTY, STATE OF TENENSSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot Number 236, on the Plan of Hampton Park, a Planned Unit Development, of record in Plat Book 6900, Page 405 & as amended in Book 6900, Page 550-552, corrected in Book 7462, Page 445, corrected in Book 7462, Page 445, surveyor's certificate of correction in Book 8110, Page 401 & as amended in Book 8181, page 112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Annette J. Dansby, a married woman of record in Book 10620, Page 380, Register's Office for Davidson County, Tennessee. The said Annette J. Dansby having since died on March 21, 2000, in Davidson County, Tennessee. Pursuant to the Last Will & Testament of Dorothy Annette Johnson Sanders, a/k/a Annette J. Dansby, the property was therein conveyed to her sons James Douglas Sanders, Michael Wayne Sanders and Gerald Dewitt Sanders, being the sole heirs and devisees of the estate of Annette J. Dansby, deceased.

William Dansby joins in this conveyance for the express purpose of conveying any and all right, title and interest, including all marital and homestead rights, in and unto the within described property to the named Grantee.

Reference is hereby made to the Powers of Attorneys of James Douglas Sanders and Gerald Dewitt Sanders of record in Instrument No. 20010702007004 1, being recorded simultaneously herewith. & 20010702007004 2

The Affidavit of Attorney in Fact is hereby added to and made a part hereof.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as 1028 Tonyawood Drive Old Hickory TN 37138.

TO HAVE AND TO HOLD the said tract of 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 HANDS THIS 27TH DAY OF JUNE, 2001.

James Douglas Sanders by: Michael Wayne Sanders his atty-in-fact

James Douglas Sanders, by: Michael Wayne Sanders, his atty-in-fact

Gerald DeWitt Sanders by: Michael Wayne Sanders, his atty-in-fact

Gerald Dewitt Sanders, by: Mjchael Wayne Sanders, his atty-in-fact

Michael Wayne Sanders William Dansby atty-in-fact

Michael Wayne Sanders **William Dansby**

STATE OF TENENSSEE

COUNTY OF DAVIDSON

PERSONALY APPEARED BEFORE ME, MICHAEL WAYNE SANDERS, IN HIS/HER CAPACITY AS ATTORNEY IN FACT FOR JAMES DOUGLAS SANDERS AND GERALD DEWITT SANDERS, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT HE/SHE IS THE ATTORNEY IN FACT OF THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS 27TH DAY OF JUNE, 2001.

Notary Public K. J. Shelton

NOTARY PUBLIC AT LARGE SUMNER COUNTY

MY COMMISSION EXPIRES: 08/24/03

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Phillip Ray Gardner

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2001.

Notary Public K. J. Shelton

K. J. SHELTON NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES: 08/24/03

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ON THE 27th DAY OF JUNE, 2001, BEFORE ME PERSONALLY APPEARED, MICHAEL WAYNE SANDERS AND WILLIAMS DANSBY, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

MY COMMISSION EXPIRES: 08/24/03

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY

AMERICAN ESCROW COMPANY

AFFIDAVIT OF ATTORNEY IN FACT

James Douglas Sanders

STATE OF TENNESSEE

COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this Affidavit, or a certified true copy of this Affidavit, is attached was executed by the undersigned as Attorney in Fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power and authority granted unto the undersigned by said principal.

3. That the undersigned has no knowledge or notice of the termination of the power and authority granted unto the undersigned as Attorney in Fact for the said principal, either by revocation or by the said principal's death.

FURTHER THE AFFIANT SAYETH NOT:

WITNESS my hand on this the 27th day of June, 2001

Michael Wayne Sanders

Michael Wayne Sanders

SWORN to and subscribed before me, this 27th day of June, 2001

Notary Public K. J. Shelton

My Commission Expires: August 24, 2003

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY

AIF-POA.RDW

AMERICAN ESCROW COMPANY

AFFIDAVIT OF ATTORNEY IN FACT

Gerald Dewitt Sanders

STATE OF TENNESSEE

COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this Affidavit, or a certified true copy of this Affidavit, is attached was executed by the undersigned as Attorney in Fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power and authority granted unto the undersigned by said principal.

3. That the undersigned has no knowledge or notice of the termination of the power and authority granted unto the undersigned as Attorney in Fact for the said principal, either by revocation or by the said principal's death.

FURTHER THE AFFIANT SAYETH NOT:

WITNESS my hand on this the 27th day of June, 2001

Michael Wayne Sanders

Michael Wayne Sanders

SWORN to and subscribed before me, this 27th day of June, 2001.

Notary Public K. J. Shelton

My Commission Expires: August 24, 2003

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY

AIF-POA.RDW