Realty
484

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 $165,000.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2001.

Notary Public
My commission expires: 5/30/2004

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30th 2004

Davidson County DEEDWARR
Recvd: 09/19/01 14:18 2pgs
Fees:13.00 Taxes:610.50
20010919-0101549

Address of New Owner:	Send Tax Bills to:	Tax Information
Carol S. Margerum	ERA Mortgage	161-07-0 046.00
5109 Leath Drive	P.O. Box 5954	
Nashville TN 37211	Springfield, OH 45501-5954	

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, Brian S. Sanderson and wife, Kimberly Sanderson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Carol S. Margerum and Kim Margerum, Wife and Husband 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 No. 16, of the Plan of Section One, McMurray Woods, of record in Book 2900, page 99, Register's Office for said County, to which plan reference is hereby made for a more complete description.

**

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 5109 Leath Drive, 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 31st day of August, 2001.

Brian S. Sanderson

Kimberly Sanderson

**Being the same property conveyed to Brian S. Sanderson and wife, Rebecca Sanderson and Ramon H. Sanderson and wife, Anne B. Sanderson by deed from First Data Systems of record in Book 6744, Page 796, Register's Office for Davidson County, Tennessee. The said Rebecca Sanderson (a/k/a Rebecca Viola Sanderson) having since quitclaimed her interest to Brain Scott Sanderson (a/k/a Brian S. Sanderson by Quit Claim Deed of record in Book 7629, Page 823, Register's Office for Davidson County, Tennessee. The said Ramon H. Sanderson and wife, Anne B. Sanderson having since quitclaimed their interest by Quit Claim Deed being recorded simultaneously herewith*. The said Brian S. Sanderson having since married. Kimberly Sanderson joins in this conveyance to convey any marital interest she may have in said property.

*in Instrument No 20010919010154 8, Register's Office for Davidson Cty, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brian S. Sanderson and Kimberly Sanderson, 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 31st day of August, 2001.

Catherine R. Vass
Notary Public

My Commission expires 5/30/2004

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MAY 30th 2004