Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, Tn 37075
File No. ??FRRMFILE??

Davidson County DEEDWARR
Recvd: 10/31/01 09:24 2pgs
Fees:13.00 Taxes:488.40

20011031-0118551

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 132,000.00.

Eva C. Chandler
Affiant

Subscribed and sworn to before me, this 26th day of October, 2001.

Notary Public
My commission expires: 07/27/02

Address of New Owner:	Send Tax Bills to:	Tax Information
Eva C. Chandler	Same as new owner	26-06-097.00 GO 20854
104 Sheffield Court Goodlettsville, TN 37072		

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, Eric D. Gunderson and wife, Dawn B. Gunderson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Eva C. Chandler , 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. 278 on the Plan of Windsor Green, Phase 2, Section 2, of record in Book 6900, Page 549, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eric D. Gunderson and wife, Dawn B. Gunderson by deed from Phillips Builders, Inc. of record in Book 8000, Page 379, 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 104 Sheffield Court, Goodlettsville, TN 37072

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 26th day of October, 2001.

Eric D. Gunderson

Dawn B. Gunderson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Eric D. Gunderson and Dawn B. Gunderson, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Hendersonville, Tn, this 26th day of October, 2001.

Angela A. Ramsey
Notary Public

My Commission expires 07/27/02

