B0436

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***140,400.00.

Affiant

Subscribed and sworn to before me this 16th day of November, 2001.

Notary Public

My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 11/28/01 16:18 2pgs
Fees:13.00 Taxes:519.48
20011128-0130263

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP & PARCEL NOS. |
|---|---|---|
| MICHAEL LEE SANDERSON<br>1210 Battlefield Drive<br>Nashville, Tennessee 37215 | CTX MORTGAGE CO.<br>3100 West End Ave. #1020<br>Nashville, Tennessee 37203 | MAP 117-8<br>PARCEL 243 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY THOUSAND FOUR HUNDRED AND 00/100 DOLLARS ($***140,400.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, CYNTHIA ANN LEA, married (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto MICHAEL LEE SANDERSON, married (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lot No. 21 on the Plan of Galecrest No. 2, Block "G", of record in Book 1424, page 19, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 21 fronts 70.0 feet on the northerly side of Battlefield Drive and extends back 120.0 feet on the easterly line and 140.0 feet on the westerly line to a dead line in the rear measuring 72.0 feet thereon.

BEING the same property conveyed to Cynthia Ann Lea, unmarried, by deed from Lewis Cris Moore, Jr. and wife, Louise Ann Moore, of record in Book 7569, page 878, Register's Office for Davidson County, Tennessee; the said Cynthia Ann Lea having since married.

JOSEPH WILSON LIGON, spouse of Cynthia Ann Lea, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is improved property known as 1210 Battlefield Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Galecrest No. 2, Block "G" of record in Book 1424, page 19, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 16th day of November, 2001.

CYNTHIA ANN LEA

JOSEPH WILSON LIGON

**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 CYNTHIA ANN LEA and JOSEPH WILSON LIGON, the bargainors, 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 this 16th day of November, 2001.

Notary Public

My Commission Expires: 10/12/05

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee