PATRICIA M. BOYCE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2002.

Notary Public

MY COMMISSION EXPIRES: ~~05/15/04~~ 6.18.05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shirley D. Page	New South Federal Savings Bank	Map: 150-02-194
(NAME) 1029 Wesleyville St	(NAME) 2301 21st Avenue South, Suite 350	Parcel:
(ADDRESS) Nashville TN 37217	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TWELVE dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, JANITA J. FANCHER-SANDERS ,MARRIED hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto SHIRLEY D. PAGE, UNMARRIED hereinafter called the GRANTEE(S), their heirs 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 all of Lot No. 81A, Zone Lot Division, Lot 81-Harbor Gate, Section 2, Revised, of record in Plat Book 6250, page 33 revising Book 8250, page 580, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Janita J. Fancher and Lynita L. Fancher, both unmarried, by Warranty Deed of record in Book 10074, page 497, and further conveyed to Janita J. Fancher by Quitclaim Deed of record in Book 11273, page 44, Register's Office for Davidson County, Tennessee.

Janita J. Fancher-Sanders having since married Christopher W. Sanders. The said Christopher W. Sanders joins in the execution of this instrument for the purpose of relinquishing his marital rights in subject property.

Restrictive Covenants, Easements and Additional Exceptions:

Restrictive Covenants of record in Book 6366, page 494 and in Book 8250, page 580; Sanitary Sewer and/or Storm Drainage Easements in Book 5300, page 909 and in Book 5904, page 79; and, any and all matters as shown on plat of record in Plat Book 6250, page 33 and in Plat Book 8250, page 580; all of the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1029 Wesleyville St, Nashville, TN 37217
(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 GRANTEE(S), their heirs and assigns forever; and Grantors covenant with the said GRANTEE(S) that they 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 29th day of May, 2002.

Janita J. Fancher-Sanders

Janita J. Fancher-Sanders

Christopher W. Sanders

Davidson County DEEDWARR
Recvd: 06/05/02 08:26 2pgs
Fees:13.00 Taxes:345.95

20020605-0067829

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Janita J. Fancher-Sanders and husband, Christopher W. Sanders, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of May, 2002.

Notary Public Rebecca A. Dohoda

My Commission Expires: 05/15/04

(SEAL)

NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville,TN37217