STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,330.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of July, 2002.

Notary Public

MY COMMISSION EXPIRES: 10-29-2003

(AFFIX SEAL)

SONYA M. BRANHAM NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek LeVan Sanders and Heather Celeste Sanders	Wells Fargo Home Mortgage	Map: 075-12-0A
(NAME) 5028 Greer Station	(NAME) P.O. Box 5137	Parcel 074.00 CO
(ADDRESS) Hermitage TN 37076	(ADDRESS) Des Moines, IA 50306	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JULIA R. MARTIN, UNMARRIED**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **DEREK LEVAN SANDERS AND HEATHER CELESTE SANDERS HUSBAND AND WIFE**, hereinafter called the GRANTEES, 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. 151, Revised Section One, Greer Meadows at Cedar Creek, as shown by plat appearing of record in Plat Book 7900, page 115, 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 Julia R. Martin by Warranty Deed of record in Instrument No. 20000410-0035685, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following Restrictive Covenants of record in Book 7768, page 238 as amended of record in Book 7945, page 901 and Book 8060, page 692 and Book 8239, page 649; By-Laws of record in Book 8060, page 685; Charter for Home Owners' Association of record in Book 8060, page 680; Easement for Sewer Main of record in Book 5609, page 636; Easement for Retention Basin of record in Book 6513, page 857; Storm-water Detention of record in Book 6634, page 229; Grant of Utilities Easement of record in Book 7037, page 853; Temporary Easement for Emergency Driveway of record in Book 7760, page 778; Sewer Easement of record in Book 7760, page 784; and, any and all matters as shown on plat of record in Plat Book 7900, page 115; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 5028 Greer Station, Hermitage, TN 37076
(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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES 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 Grantees 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 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.

Davidson County DEEDWARR
Recvd: 07/26/02 08:29 2pgs
Fees:13.00 Taxes:363.82
20020726-0089596

Witness our hands this 23rd day of July, 2002.

Julia R. Martin

STATE OF Tennessee

COUNTY OF Davidson

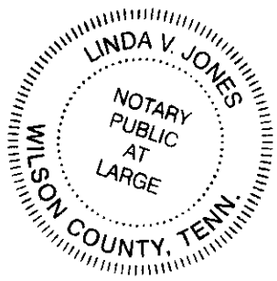
Before me, the undersigned Notary Public, personally appeared Julia Martin who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of July, 2002.

Notary Public

My Commission Expires: 7-23-05

(SEAL)



Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076