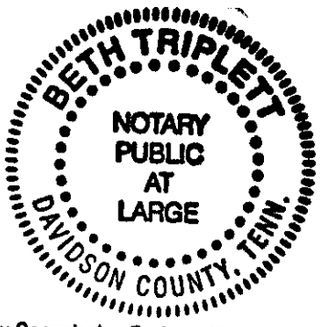
Box 13

WARRANTY DEED



My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2002.

Beth Triplett
Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey L. Sanders, Jr.	America's Wholesale Lender	151-1A-133
(NAME)	(NAME)	
3217 Newington Cove	155 North Lake Avenue	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Pasadena, CA 91109	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Daniel K. Leffler and wife, Dawn R. Leffler, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey L. Sanders, Jr. unmarried, 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 Lot No. 133, Chatham Pointe, of record in Plat Book 6900, Pages 444 thru 447, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Daniel K. Leffler and wife, Dawn R. Leffler, by deed of record in Book 11148, Page 472, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Daniel K. Leffler and Dawn R. Leffler by Carolyn Adcock as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. * , in the Register's Office for Davidson County, Tennessee.

* 20020726-0089800

unimproved ☐
This is improved ☒ property, known as 3217 Newington Cove, Antioch, TN 37013
(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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 10:13 2pgs
Fees:13.00 Taxes:508.75
20020726-0089801

Witness my/our hand(s) this 29th day of May, 2002.

Daniel K. Leffler by Carolyn Adcock Atty in fact

Daniel K. Leffler

Dawn R. Leffler by Carolyn Adcock Atty in fact

Dawn R. Leffler

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 29th day of May, 2002, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Daniel K. Leffler and Dawn R. Leffler and who acknowledged that she executed the same as the free act and deed of the said Daniel K. Leffler and Dawn R. Leffler, through Power of Attorney granted her by the said Daniel K. Leffler and Dawn R. Leffler.

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

Commission expires: May 28, 2006

Beth Triplett

Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006