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Realty Title 48-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/09/02 09:19 2pgs
Fees:13.00 Taxes:1156.25

20021009-0123197

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October, 2002

Notary Public

MY COMMISSION EXPIRES: 3/14/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard D. McCutchen (NAME)	1st Trust Bank For Savings (NAME)	MAP 160-16-A
1003 Gilbert Place (ADDRESS)	P.O. Box 17257 (ADDRESS)	PARCEL 20
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (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, Scott H. Sanderson and wife, Ronda Sanderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard D. McCutchen and wife, Janice R. McCutchen

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. 11 on the Plan of Montgomery Place, Section Two, a Planned Unit Development, of record in Book 7900, page 922, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Scott H. Sanderson and wife, Ronda Sanderson, by deed from Walter Clayton Crossnoe and wife, Julie R. Crossnoe, of record in Book 11613, page 455, said Register's Office.

This conveyance is subject to (a) 2002 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 7900, page 922, said Register's Office; (c) restrictive covenants of record in Book 9307, page 681, said Register's Office; (d) Bylaws of record in Book 9307, page 720, said Register's Office; and (e) easements of record in Book 7859, page 371, Book 7322, page 326, Book 7322, pages 341 and 344, Book 6994, page 909, Book 8175, page 804, Book 8175, page 804 and Book 10208, pages 764 and 806, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1003 Gilbert Place, Brentwood, Tennessee 37027
(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.

Witness our hand S this 4th day of October, 2002

Scott H. Sanderson

Scott H. Sanderson

Ronda Sanderson

Ronda Sanderson

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 Scott H. Sanderson and wife, Ronda Sanderson

the bargainor s, 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 at Nashville, Tennessee, this 4th day of October, 2002.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public