WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/14/02 09:05 2pgs
Fees:13.00 Taxes:462.13

20021014-0125663

B-MM-02-0585

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Gower	Wells Fargo Home Mortgage 6701 Carnal Rd. Ste. 110 Charlotte, NC 28226 (NAME)	
585 Hill Creek Drive (ADDRESS)	(ADDRESS)	147-14-152
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we SAMUEL LOUIS SANDERS AND WIFE, BARBARA ANN SANDERS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ANDREW GOWER AND ANN GILLESPIE Married, hereinafter called the Grantees, their heirs and assigns, that 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. 416 on the Plan of Candlestick Farms Subdivision, Section 4, of record in Book 3600, Page 73, Register's Office for Davidson County, Tennessee.

Said Lot No., 116 fronts 92 feet on the westerly side of Hill Creek Drive and extends back 148.7 feet on the northerly line and 149.6 feet on the southerly line to a deed line in the rear mesuring 76.7 feet thereon.

Being the same property conveyed to Samuel Louis Sanders and wife, Barbara Ann Sanders by deed recorded in Book 9061, Page 403, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 3811, page 978 and Book 3822, page 71, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 585 Hill Creek Drive, Nashville, Tennessee 37211
(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 my/our hand(s) this 30th day of September, 2002.

Samuel Louis Sanders

Barbara Ann Sanders

Barbara Ann Sanders

STATE OF Tennessee

COUNTY OF Davidson .

I, a Notary Public of the County and State first above written, do hereby certify that Samuel Louis Sanders and wife, Barbara Ann Sanders personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of September, 2002.

Notary Public

My Commission Expires: 7-29-06

(SEAL)

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903