BOK 5

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 123,800.00

Anderson Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of Oct. 2002.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 10/17/02 09:22 3pgs
Fees:18.00 Taxes:458.06

20021017-0127603

THIS INSTRUMENT WAS PREPARED BY

Michael Troy Haley, Attorney (NAME) | 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Frances Clark et al (NAME)	SAME (NAME)	119-04
12134 Old Hickory Blvd. (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	136.00
Hermitage, TN 37076 CITY/STATE/ZIP	(CITY/STATE/ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

James B. Sanders, Lisa Hardin and Jennifer Shane, being the sole heirs at law and devisees under the Last Will and Testament of Beatrice H. Sanders, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Frances Clark, unmarried, and Anderson Clark, a married person, as tenant in common with rights of survivorship

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:

See Exhibit "A" Legal Description

SUBJECT TO EASEMENTS, SETBACK LINES AND RESTRICTIONS OF AT BOOK 1421, PAGE 1, DAVIDSON COUNTY REGISTER OF DEEDS OFFICE, RESTRICTIONS IN BOOK 1300, PAGE 290, BOOK 1361, PAGE 432, AND BOOK 1760, PAGE 101, AND OTHERWISE OF RECORD, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; ZONING REGULATIONS FOR THE APPROPRIATE GOVERNMENTAL AUTHORITY, AND RIGHTS FOR PUBLIC UTILITIES AND PUBLIC RIGHTS OF WAY; COUNTY PROPERTY TAXES FOR 2002 HAVE BEEN PRORATED AS OF DATE OF DEED, AND ALSO SUBJECT TO MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY.

NOTE: LEGAL DESCRIPTION IS TAKEN FROM PRIOR DEED OF RECORD.

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 hands this 15th day of October, 2002.

James B. Sanders by Lisa Hardin AIF Lisa Hardin
James B. Sanders, by Lisa Hardin, Attorney in Fact **Lisa Hardin**

Jennifer Shane

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer Shane and Lisa Hardin,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within document for the purposes therein contained, as their free act and deed.

Witness my hand and official seal at ~~Nashville~~ Brentwood, TN, this 15th day of October, 2002.

_____ Notary Public

Commission Expires: 9/25/04

State of Tennessee
County of ~~Davidson~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Lisa Hardin**, personally known to me (or proved on the basis of satisfactory evidence) and who acknowledged herself to be the Attorney in Fact for James B. Sanders, and that she executed the within instrument for the purposes therein contained, as the free act and deed of James B. Sanders, by signing the name of James B. Sanders and his duly appointed Attorney in Fact, pursuant to Power of Attorney recorded herewith.

Witness my hand and official seal at ~~Nashville~~ Brentwood, TN, this 15th day of October, 2002.

_____ My Commission Expires: 9/25/04
Notary Public

Exhibit "A" Legal Description:

Being Lot No. 150 on the Plan of Glencliff Estates, Section 3, as of record in Book 1424, page 1, Register's Office for said County, described as follows:

Beginning on the easterly margin of Lawndale Drive at the corner of lots Nos. 149 and 150; thence with the line between said two lots eastwardly 266 feet to the corner of lots Nos. 149, 150, and 151; thence with the line between lots Nos. 150 and 151 northwardly 281.9 feet to the southerly margin of Bowwood Drive; thence with same westwardly 175 feet to the beginning of a curve; thence around said curve with a radius of 25 feet southwestwardly 37.16 feet to the easterly margin of Lawndale Drive; thence with same southwardly 171.6 feet to the beginning.

BEING the same property conveyed to Charles Sanders and wife, Beatrice H. Sanders, by Warranty Deed from Felix F. Walker and wife, Betty Jo Walker, dated May 3, 1955, recorded May 5, 1955, Book 2398, page 71, in the Register's Office for Davidson County, Tennessee. Beatrice Sanders died on April 4, 2002, devising the above property to her living issue, namely James B. Sanders, Lisa Hardin and Jennifer Shane. See Last Will and Testament of Beatrice H. Sanders, Case No. 02P840. See also Affidavit of Heirship recorded herewith. Charles Sanders having predeceasd Beatrice H. Sanders.

S.O.T. 002101701276000and 002101701276101

JBS by Lisa Hardin AIF