Davidson County DEEDWARR
Recvd: 10/23/02 15:59 3pgs
Fees:18.00 Taxes:327.82

20021023-0130254

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **17th** day of **October, 2002, by and between WALTER H. CARTER, A MARRIED MAN, hereinafter called Grantor, and KENNETH R. SANDERS and MELISSA D. SANDERS, HUSBAND AND WIFE, hereinafter called Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WALTER H. CARTER, A MARRIED MAN, Grantor, does hereby bargain, sell, transfer and convey unto KENNETH R. SANDERS and MELISSA D. SANDERS, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1017 GIBSON DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

The herein property is not marital property and Grantor's wife has no interest whatsoever in said property.

WITNESS the hand and seal of Grantor on the day and year first above written.

WALTER H. CARTER
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, WALTER H. CARTER, A MARRIED MAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **17th** day of October, 2002.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

KENNETH R. SANDERS and MELISSA D. SANDERS, HUSBAND AND WIFE

1017 GIBSON DRIVE
MADISON, TN 37115

Property Address:

1017 GIBSON DRIVE
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 051-08-0, PARCEL 003

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$88,600.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **17th** day of **October, 2002.**

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being the southerly part of Parcel "B" on the Plan of Stratton Heights, of record in Book 1835, page 13, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Gibson Drive at the southwest corner of the property conveyed to Reba G. Price and Sue E. Bacot by deed from Homer E. Chance and wife, of record in Book 2101, page 385, R.O.D.C.TN; thence with said Price's southern boundary line, easterly 225 feet, more or less, to the westerly right-of-way line of the L & N Railroad; thence with the same, southerly 189.4 feet to the northeasterly corner of Lot No. 78 on said Plan; thence with the northern boundary line of the same, North 81 deg. 44 min. West 204.9 feet to the easterly margin of Gibson Drive; thence with the same, northerly 148 feet to the beginning.

Being the same property conveyed to WALTER H. CARTER, A MARRIED MAN by Warranty Deed from THE HARMER GROUP, INC., of record in Book 10280, page 66, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and all subsequent years, A LIEN, not yet due and payable.

2. All matters as set forth on the Plan of record in Plat Book 1835, page 13, said Register's Office.

3. Easement for electric power transmission lines granted to City of Nashville, of record in Book 1807, page 633, said Register's Office.

4. Easement for private roadway on, over and nacross premises, lying south of Gibsons Creek, as shown on Map of J. Taylor Stratton's Home Place, by Erle Drake, Surveyor, dated November 18, 1909, not of record.

5. Deed of Trust executed by Walter H. Carter, to FMLS, Inc., Trustee, dated December 3, 1996, recorded December 4, 1996, at 11:53 a.m., of record in Book 10280, page 69, said Register's Office, to secure to AmSouth Bank of Tennessee the payment of one note dated December 3, 1996, in the original principal amount of $68,680.00, due and payable as set forth therein.

6. Subject to railroad right-of-way.