Davidson County DEEDWARR
Recvd: 12/26/02 14:14 2pgs
Fees:13.00 Taxes:207.20
20021226-0158841

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
David K. Sanders, et ux 106 O'Bryan St. Goodlettsville, TN 37072	Same as New Owner	Map 71-08 Parcel 353

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CAROLYNE HAMBLEN, the only heir and beneficiary of the Estate of Leslie Nadean Hale a/k/a Leslie N. Napier a/k/a Leslie Nadean Napier, deceased, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto DAVID K. SANDERS and wife, DANA M. SANDERS, hereinafter referred to as 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. 30 on the Map of the Rawls Tract, not of record, and described according to a copy of a survey made October 18, 1947, by Z. J. Wilkinson, Surveyor, as follows:

BEGINNING at a point in the north margin of Edwin Avenue at the corner of Lots Nos. 30 and 31; thence with the line between said lots, north 184 feet to a point; thence easterly 50 feet to the corner of Lots Nos. 29 and 30; thence with the line between said lots southerly 184 feet to the north margin of Edwin Avenue; thence with the margin of the same, westerly 50 feet to the point of beginning.

BEING the same property conveyed to Leslie Nadean Hale by deed from Horace Helton Hale dated November 6, 1975 and filed for record in Book 4968, page 862, Register's Office for Davidson County, Tennessee. The said Leslie Nadean Hale thereafter married and became known as Leslie Nadean Napier a/k/a Leslie N. Napier. Leslie N. Napier died on December 31, 2001 at the age of 84 years, a citizen and resident of Davidson County, Tennessee, leaving a Last Will and Testament dated June 19, 1996, which Will has been admitted to probate in the 7th Circuit Court for Davidson County, Tennessee in the matter of *In Re: Estate of Leslie N. Napier*, Case No. 02P185. The said Will gives, devises and bequeaths to her sister, Lois Evelyn Shaff, all of her property, real, personal or mixed, but states that if Lois Evelyn Shaff predeceases her Leslie N. Napier gives, devises and bequeaths all of her property to her niece, Carolyn Hamblen a/k/a Carolyne Hamblen, to be hers absolutely. The said Lois Evelyn Shaff predeceased Leslie N. Napier, having died on March 26, 2001, a citizen and resident of San Francisco County, California. As a result, ownership and title to the real property described above is vested and fixed in Carolyne Hamblen.

The undersigned, Carolyne Hamblen, individually and as Executrix of the Estate of Leslie N. Napier, represents and warrants that all debts and obligations owing by Leslie N. Napier, during her lifetime or by reason of her death, have been fully paid and satisfied, and further represents and warrants that there are no other persons, corporations or other entities who have any interest in the real property described above.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 527 Edwin St., Nashville, TN 37207.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2002, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

And, I, the GRANTOR, do further covenant and bind myself, my 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.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. Section 26-2-307 or other similar statute.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

CAROLYNE HAMBLEN

"GRANTEES"

DAVID K. SANDERS

DANA M. SANDERS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLYNE HAMBLEN and DAVID K. SANDERS and wife, DANA M. SANDERS, 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, at office, this the 13th day of December, 2002.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 23, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $56,000.00.

Affiant

Sworn to and subscribed before me, this the 13th day of December, 2002.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 23, 2005