Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 01/02/03 13:06 1pgs
Fees:13.00 Taxes:495.80

20030102-0000377

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00 .

Karen E. Hoffman
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 2002.

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

(Affix Seal)

Notary Public

My Commission Expires: 7/17/06

Preparer's File #-02L1314

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Stuart C. Sanders	TansLand Financial Services, Inc.	61-16-4
1211 McAlpine Avenue	640 Spence Lane, suite 104	
Nashville, TN 37216	Nashville, Tennessee 37217	

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 consideration, the receipt of which is hereby acknowledged, I/we, DEBORAH MARTIN AND BARBARA ETHERIDGE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto STUART C. SANDERS, hereinafter called the Grantee(s), 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 The Easterly 60 ft. of Lot No. 19 on the Plan of Kennedy & Graves' Plan of Monte Vista of record in Plat Book 421, page 143, Register's Office for said County.

Said part of said Lot fronts 60 ft. on the Northerly side of Alpine or McAlpine Avenue and runs back between parallel lines, as measured from the center line of said Avenue, 388.5 ft. to a dead line.

Being the same property conveyed to Deborah K. Martin, unmarried and Barbara J. Etheridge, a/k/a Bobbie J. Etheridge, unmarried, as joint Tenants with Rights of Survivorship by deed from Terri L. Kirtley, unmarried of record in Book 10075, page 400, said Register's office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **1211 McAlpine Avenue, Nashville, Tennessee 37216**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 **20th** day of **December**, **2002**:

Deborah K Martin
Deborah Martin

B Etheridge
Barbara Etheridge

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DEBORAH MARTIN AND BARBARA ETHERIDGE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 20th day of December, 2002.

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: July 17, 2006