Davidson County DEEDWARR
Recvd: 02/10/03 10:26 2pgs
Fees:13.00 Taxes:499.50

20030210-0017819

THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Lori D. Atchley 103 Campus Drive Hendersonville, TN 37077	NEW OWNER	18-12-37 & 18/86

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Carol Elise Sanders, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Lori D. Atchley, unmarried

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:

TRACT ONE;
Situated in Davidson County, Tennessee being Lot No. 42 on the plan of Connell Estates, Section Two, of record in Plan Book 2900, Page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot

TRACT TWO:
Being an 8,007 square foot parcel of land lying in Davaidson County, Tennessee, City of Goodlettsville, as follows:

BEGINNING at an existing iron pin lying at the northeast corner of herein described parcel, also being the northeast corner of said Chuck Crook property, said point further described as being southeast corner of Lot #42 of Connell Estates, Section II (Plat Book 2900, Page 150), and also lying in the west line of Mansker Heights, Section II (Plat Book 3106, Page 43); thence leaving said point of beginning and running with the West line of Mansker Heights and Lot #20 of said Mansker Heights South 6 degrees 16 minutes 32 seconds West, a distance of 82.00 feet to a set iron pin lying at the northeast corner of Lot #1 of Squires Point Subdivision, Section II (Plat Book 7164, Page 54); thence running with the north line of said Lot #1 North 84 degrees 54 minutes 43 seconds West a distance of 195.32 feet to a set pin in the south line of said Connell Estates; thence with the south line of Connell Estates and said Lot #42 North 72 degrees 29 minutes 46 seconds East a distance of 213.40 feet to the point of beginning, and containing 8,007 square feet according to a survey by Willis Land Surveying, License #1547, dated January 14, 1995

TRACT TWO has no access or road frontage and contains less than 5 acres, and cannot be conveyed as described herein without the conveyance of a parcel of land which would provide access.

Being the same property conveyed to Everett W. Sanders, Jr. and wife, Carol E. Sanders by Deed in Book 9738, Page 69, and thence conveyed by Quitclaim Deed to Carol Elise Sanders, unmarried of record in Instrument No. 200006280064133, Register's Office for Davidson County, Tennessee.

Carole E. Sanders being one in the same person as Carol Elise Sanders.

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

This is improved property known as: 104 Dorr Drive Goodlettsville, TN 37072

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 5th day of February, 2003

Carol Elise Sanders

Carol Elise Sanders

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Carol Elise Sanders, unmarried

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 5th day of February, 2003

My Commission expires August 24, 2003

K. J. Shelton
Notary Public

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires AUG 24, 2003

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transaction is $135,000.00

Affiant

Subscribed and sworn to before me this 5th day of February, 2003

K. J. Shelton
Notary Public

My Commission Expires: August 24, 2003

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires AUG 24, 2003