This Instrument Prepared By:
GREENWAY TITLE/Larry K. Tolbert, Attorney
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Rosa Rogers
1717 Stewart Place
Nashville, Tennessee 37203

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
America's Wholesale Lender
1800 Tapo Canyon, MSN SV79
Simi Valley, CA 93063-6712

MAP **25**
GROUP **11**
PARCEL **5**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Keith Sand and Patricia Richardson, each an unmarried person**, hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Rosa Rogers, an unmarried person**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING all of Lot No. 66, Ranchwood Estates, Section 3, according to plat and survey of same appearing of record in Plat Book 3300, page 59, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Keith Sand and wife, Patricia Richardson, by deed of record in Instrument No. 20010917-0100433, of the said Register's Office. See also deed of conveyance of record in Deed Book 9289, page 65, of the said Register's Office.

Plat Book 3300, page 59, discloses a Sanitary Sewer Easement of record in Deed Book 5847, page 940, of the said Register's Office.

This is improved property known as 420 Rosehill Drive, Goodlettsville, Tennessee 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 "GRANTEE", her heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her 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.

Davidson County DEEDWARR
Recvd: 02/14/03 15:15 2pgs
Fees:13.00 Taxes:1110.00
20030214-0020574

WITNESS our hands this the 30th day of January, 2003.

Keith Sand by Patricia Richardson AIF
Keith Sand, by Patricia Richardson, Attorney-in-fact

Patricia Richardson
Patricia Richardson

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **PATRICIA RICHARDSON,** with whom I am personally acquainted, and to me known to be the person who executed the foregoing (DEED) instrument individually and on behalf of **KEITH SAND,** and who acknowledged that she executed the same as the free act and deed of the said **KEITH SAND,** and for the purposes therein contained by virtue of that one certain Power of Attorney duly executed by the said **KEITH SAND,** and appearing of record in Instrument No. 20030214 - 0020573 of the said Register's Office of Davidson County, Tennessee.

WITNESS my hand and official seal at office this 30th day of January, 2003.

Larry K. Tolbert
NOTARY PUBLIC

LARRY K. TOLBERT Notary Public At Large RUTHERFORD COUNTY, TN

My Commission Expires: 6/21/2004

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $300,000.00.

Rosa Rogers
AFFIANT

Subscribed and sworn to before me on this 30th day of January, 2003.

Larry K. Tolbert
NOTARY PUBLIC

My Commission Expires: 6/21/2004

LARRY K. TOLBERT Notary Public At Large RUTHERFORD COUNTY, TN