41
41-3A

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson
The actual consideration for this transfer
or value of property (whichever is greater)
is $53,000.00. This is equal to or greater than the
property would bring at a fair and voluntary sale.

Rawleigh T. Sanders Jr.
Affiant

Sworn to and subscribed before me
this 28th day of February, 2003.

Notary Public
My Commission Expires: 11/27/04

THIS INSTRUMENT PREPARED BY:
HOLLINS & ASSOCIATES, PLLC
401 Church Street, Suite 2720
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 03/03/03 12:20 3pgs
Fees:18.00 Taxes:196.10
20030303-0027462

ADDRESS NEW OWNER:
1902 Hailey Avenue
Nashville, Tennessee

SEND TAX BILL TO:
SAME

Map: 81-1, Parcel: 28 & 29

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Donald Wayne Sanders, joined by his wife, Joyce Sanders, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Rawleigh T. Sanders, Jr., a married man, hereinafter the GRANTEE(S), their successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is (_X_)improved property known as 1902 Hailey Avenue, Nashville, Tennessee.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

1. City and/or County Taxes for the year 2003 and subsequent years: A lien not yet due and payable.
2. Restrictive Covenants recorded in Book 1191, Page 136, Register's Office for Davidson County, Tennessee.
3. The unrecorded plan of Hailey's Subdivision of part of Block 5, in G.T. Sheegog's Subdivision at Bordeaux, described in a survey by Blanchard and Parrish, Engineers, dated May 13, 1941.
4. Restrictions of Record, but omitting any such covenants or restrictions based on race, color, religion, sex or national origin contained in instrument recorded in Deed Book 2029, Page 436, Register's Office for Davidson County, Tennessee, which includes, but is not limited to a 50 foot setback line.
5. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements.
6. Any facts, rights, interests or claims which are not shown by the public record but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his/her heirs, successors, representatives and assigns, forever;

GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 hand this 28th day of February, 2003.

GRANTOR:

Donald Wayne Sanders

Donald Wayne Sanders

Joyce Sanders

Joyce Sanders

STATE OF TENNESSEE)
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said County and State, Donald Wayne Sanders, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of February, 2003.

T. RYAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires November 27, 2004

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said County and State, Joyce Sanders, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of February, 2003.

My Commission Expires November 27, 2004

T. RYAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary Public

EXHIBIT A
Real Property Description

Tract 1:

Land in Davidson County, Tennessee, being parts of Lots on the map of Hailey's Subdivision of part of Block 5 in G.T. Sheegog's Subdivision at Bordeaux, as of record in Book 547, page 155, of the Register's Office for Davidson County, Tennessee.

Being part of Lots 22, 23, and 24 of Block "A" on an unregistered plan of Hailey's Subdivision of part of Block 5, in G.T. Sheegog's Subdivision at Bordeaux.

Lots front together 65 feet on the southeasterly side of Hailey Avenue and run back 154.1 feet on the northeasterly line and 159 feet on the southwesterly line to a dead line measuring 125 feet thereon.

Also being Lots Nos. 25 and 26 fronting together 50 feet on the southeasterly side of Hailey Avenue and running back 152.6 feet on the northeasterly line and 154.1 feet on the southwesterly line to a dead line measuring 50 feet thereon.

Being the same property conveyed to Marie Sanders by Will of Fannie Mae Kirby (Also known as Fannie May Roseberry) in Will Book 114, Page 52, Probate Court for Davidson County,TN, having been conveyed to the said Fannie Mae Kirby (a/k/a Fannie May Roseberry) by Deed from W. D. Roseberry of record in Book 2085, Page 297, Register's office for Davidson County, Tennessee.

Tract 2

Land in Davidson County, Tennessee, being Lot No. 37 on the Map of Hailey's Subdivision, of part of Block 5 in G.T. Sheegog's Addition, as of record in Book 547, page 155, Register's Office for said County.

Said Lot No. 37 fronts 100 feet on the northwesterly side of River Drive and runs back 153 feet 8 inches on the northeasterly line and 157 feet 4 inches on the southwesterly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to W.D. Roseberry and wife, Fannie Mae Roseberry by deed from Alva Haley McQuistion and husband, Price T. McQuistion of record in Book 2029, page 436, Register's Office for Davidson County, Tennessee and being the same property conveyed to Marie Sanders by Will of Fannie Mae Kirby (Also known as Fannie May Roseberry) in Will Book 114, Page 52, Probate Court for Davidson County,TN,

Included in the above description but specifically excluded from this conveyance is the following described property:

Land in Davidson County, Tennessee, being the easterly or front part of Lot No. 37 on the map of Hailey's Subdivision, of part of Block 5 in G.T. Sheegog's Addition, as of record in Book 547, page 155, Register's Office for said County.

Said part of said lot fronts 100 feet on the northwesterly side of River Drive and runs back between lines 138 feet to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to George W. Barfield and wife, Gladys May Barfield by deed from W.D. Roseberry and wife, Fannie Mae Roseberry of record in Book 2105, page 429, Register's Office for Davidson County, Tennessee.