WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/17/03 13:24 2pgs
Fees:13.00 Taxes:477.30

20030417-0051417

D. ANNETTE MAYS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April, 2003

D. Annette Mays
Notary Public

MY COMMISSION EXPIRES: 11-26-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard L. Saunders (NAME)	Howard L. Saunders (NAME)	MAP 025-12-0
725 S. Dickerson Road (ADDRESS)	725 S. Dickerson Road (ADDRESS)	PARCEL 013.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

FOR AND 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, Edgar R. Jones, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard L. Saunders and wife, Sandra D. Saunders

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:

Land in the 10th Civil District of Davidson County, Tennessee, being all of Lot No. 11 and the northerly portion of Lot No. 12 on the Map of the subdivision of the Lily Bell Farm, said subdivision not of record, and described according to a survey thereof made by S. H. McMurray, Jr., in May, 1940, as follows:

Said part of Lot 12 and all of Lot No. 11 adjoin and front together 150 feet on the westerly margin of U.S. Highway 31-W (Dickerson Pike) and run back between parallel lines, 880 feet, more or less, to a dead line.

BEING the same property conveyed to Edgar R. Jones and wife, Reba D. Jones by Warranty Deed from William S. Ellis and wife, Ruby J. Ellis of record in Book 1628, page 129, Register's Office for Davidson County, TN (Reba D. Jones, a/k/a Reba Christine Jones, having since died 08/16/95).

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 725 S. Dickerson Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 11th day of April, 2003

X Edgar R. Jones
Edgar R. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edgar A. Jones, Unmarried

the 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 and official seal at Goodlettsville, Tennessee, this 7th day of April, 2003.

Commission expires

Notary Public

D. ANNETTE WALES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of ,.

My commission expires

Notary Public