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Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $124,900.00

Affiant

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Subscribed and sworn to before me, this ____ day of May, 2003.

Notary Public
My commission expires: 08/26/04

Address of New Owner:	Send Tax Bills to:	Tax Information
Noah Lee Sanders	New Owner	051-12-0-110.0
430 Beech Avenue		
Madison TN 37115		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brian G. Sword, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Noah L. Sanders and wife, Sherryl L. Sanders, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being part of Lot 5 and part of Lot 6 on the unregistered Plan of the Subdivision of the Haysboro Park Lot as shown on the plan of Montague Park Subdivision as of record in Book 421, page 141, Register's Office for Davidson County, Tennessee, also the westerly 2 feet of Lot No. 29 on the Map of Andrew Jackson's Addition to Montague Park Subdivision as recorded in Book 547, Page 83 and 84, said Register's Office and described more particulary from a mortgage loan inspection by Larry L. Campbell; Register's Land Surveyor, Tennessee No. 665, dated July 17, 1984 as follows:

Beginning at a point on the southwesterly margin of Beech Avenue, said point being the southeasterly front corner of the property conveyed to Ronald L. Sarver and wife, Shearon C. Sarver by deed of record in Book 4585, Page 505 said Register's Office; thence leaving Beech Avenue in a southwesterly direction of 154 feet with the southeasterly line of the Sarver property to a point on the rear line of Lot 25 on Plan of Andrew Jackson's Addition to Montague Park Subdivision of record in Book 547, page 83 and 84, Register's Office for Davidson County; thence in a southeasterly direction 159 feet with the rear lines of Lots 25, 26 and 27 and 28 of the said Andrew Jackson's Addition to Montague Park Subdivision to a point on the northeasterly rear corner of said Lot No. 28; thence with the southeasterly line of said Lot No. 28 in a southwesterly direction 57.7 feet to a point on the northeasterly margin of Indian Trail; thence with said margin in a easterly direction 2 feet to a point located on the southwesterly front corner of the property conveyed to Allie Wilson Fyke of record in Book 4720, page 953, said Register's Office; thence leaving the northeasterly margin of said Indian Trail in a northeasterly direction 57 feet with the northerly line of the said Fyke property to a point being located on a rear corner of said property; thence with the rear line of the said Fyke property in a southeasterly direction 18 feet to a point on the rear southwesterly corner of the property conveyed to Bobby H. West of record in Book 5342, Page 663, said Register's Office; thence in a northeasterly direction 5.7 feet with a portion of the southwesterly line of the said West property, to a point, said point being the rear southeast corner of the property conveyed to Mark A. Lashley of record in book 5885, Page 894, said Register's Office; thence in a northwesterly direction 70 feet with the rear line of the Lashley property, to a point on Lashley's southwesterly rear corner; thence with said Lashley's northwesterly line 152.5 feet to a point located on the southwesterly margin of said Beech Avenue; thence with the said southwesterly margin of Beech Avenue 103 feet in a northwesterly direction to the point of beginning.

Davidson County DEEDWARR
Recvd: 05/13/03 11:12 2pgs
Fees:13.00 Taxes:462.13
20030513-0064062

Being the same property conveyed to Brian G. Sword and wife, Beverly G. Sword, by deed of record in Book 8094, Page 201, said Register's Office. Brian G. Sword and Beverly G. Sword have since divorced. Beverly G. Sword conveyed her interest in said property to Brian G. Sword by Quitclaim Deed of record in Book 9420, Page 928, said Register's Office.

Maritza Sword, wife of Brian G. Sword, joins in the execution of this instrument for the purpose of conveyed her marital interests, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 430 Beech Avenue, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 9th day of May, 2003.

Brian G. Sword
Brian G. Sword

Maritza Sword
Maritza Sword

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brian G. Sword and Maritza Sword , with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 9th day of May, 2003.

Notary Public

My Commission expires 03/28/04

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Commission expires March 28, 2004