This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
William E. Sansom and Jan D. Sansom
1655 Mt. McKinley Drive
Grayson, GA 30017

Davidson County DEEDWARR
Recvd: 06/04/03 09:27 2pgs
Fees:13.00 Taxes:123.21
20030604-0076241

SEND TAX BILL:
To Owner at
115 Rural Avenue
Nashville TN 37209

MAP AND PARCEL:
MAP 91-6
PARCEL 316.00
12W-15340

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Sadie Mildred Colbert, devisee of the Will of EVA LOUISE GIBBS, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto William E. Sansom and wife, Jan D. Sansom, as tenants by the entirety, 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:

> BEING Lots Nos.1314 and 1316, of Block No. 182 on Plan 1, West Nashville, of record in Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> BEING the same property conveyed to Eva Louise Gibbs by deed from Curtis P. Edwards and wife, Betty Jo Edwards, of record in Book 3097, Page 119, Register's Office for Davidson County, Tennessee. The said Eva Louise Gibbs having since died testate, a resident of Davidson County, Tennessee, and her Last Will and Testament, naming Sadie Mildred Colbert as sole beneficiary, was admitted to Probate, at Cause #02P-1903, Imaging #4983\936644.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in said Register's Office. Taxes for 2003 have been pro-rated and assumed by Grantees.

This is improved property known as 5407 Kentucky Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William E. Sansom and wife, Jan D. Sansom, their heirs and assigns, forever; and I, Sadie Mildred Colbert, do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 30th day of May, 2003.

Sadie Mildred Colbert

Sadie Mildred Colbert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sadie Mildred Colbert, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of May, 2003.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 33,300.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: 11/27/2004