Davidson County DEEDWARR
Recvd: 07/30/03 17:34 2pgs
Fees:13.00 Taxes:1369.00
20030730-0108096

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21293**	STATE OF TENNESSEE: COUNTY OF TENNESSEE: The actual consideration or value, whichever is greater, for this transfer is: $370,000.00. Affiant Subscribed and sworn to before me this 22nd day of July, 2003. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

WARRANTY DEED

Address New Owner: Mr. and Mrs. Michael H. Sanderlin 1604 Tyne Boulevard Nashville, TN 37215	**Send Tax Bills To:** CTX mortgage 2828 North Harwood Dallas, TX 75201-1516	**Tax Information:** MAP 145-01 PAR 019.00 FB FH 25722

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, WILLIAM B. YOUNG AND WIFE, KAREN H. YOUNG ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MICHAEL H. SANDERLIN AND WIFE, ALICE J. SANDERLIN ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1604 Tyne Boulevard, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of July, 2003.

WILLIAM B. YOUNG

KAREN H. YOUNG

STATE OF TENNESSEE
COUNTY OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, WILLIAM B. YOUNG AND WIFE, KAREN H. YOUNG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2003.

My Commission Expires:

MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section One Stuart Glen Subdivision, as of record in Plat Book 6250, page 135, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to William B. Young by deed dated August 30, 1985 from Stuart Glen Joint Venture of record in Book 6671, page 520, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6540, page 677; (3) Easements of record in Book 7275, page 853k, Book 7275, page 845; and (4) All matters appearing on the Plan of record in Plat Book 6250, page 135, said Register's Office.