Prepared by (and return to):

GBEC of Tennessee, Inc.
1008 Stuart Lane
Brentwood TN 37027
Ph: 615-482-2549 Fax: 615-884-2885
e-mail: mortgagenotes@aol.com

Address of new owner:

Patricia Irene Sanderson
5310 Georgia Avenue
Nashville TN 37208

Responsible for tax payment:

Same

Davidson County DEEDWARR
Recvd: 08/06/03 10:49 2pgs
Fees:13.00 Taxes:443.63
20030806-0111680

Tax Map-Parcel Numbers: 91-11-196

Warranty Deed

FOR AND IN CONSIDERATION of the sum of ten dollars & 00/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Philip D. and Patricia L. Herren, trustees U/A/D April 26, 1996 of the Herren joint revocable living trust and any successors in trust,** hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **Patricia Irene Sanderson**, hereinafter, called the **GRANTEE**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being part of Lots No. 1221, 1223, and 1225 of Block 189, Extension of Plan No 1, West Nashville, of record in Book 57, page 173, Register's Office for said County, described according to a copy of a survey thereof made by Stephen A. Draper, Surveyor, dated May 28, 1962, as follows:

Beginning on the north margin of Georgia Avenue, at a point 66 feet west of the common corner of Lots No. 1215 and 1217; thence west along said Avenue, 45.6 feet to a point in the west line of the abandoned Richard Creek Extension to the West Nashville Branch of the N.C. and St. L. railroad; said point also being 18.95 feet east of the easterly margin of Morrow Road; thence leaving Georgia Avenue in a northerly direction 152.3 feet to a point in the south margin of a 25 foot alley, said point being 13 feet east of the east margin of Morrow Road; thence east with said alley, 50.6 feet to a point 94 feet west of the common corner of Lots No. 1215 and 1217; thence in a southerly direction 152.3 feet to the point of beginning, of the Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate legal description of lots.

Being the same property conveyed to PHILIP D. HERREN OR PATRICIA L. HERREN, TRUSTEES U/A/D/ APRIL 26, 1996 OF THE HERREN JOINT REVOCABLE LIVING TRUST AND ANY SUCCESSORS IN TRUST

This improved (XXX)
unimproved ( )property known as:5310 Georgia 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 GRANTEES, their heirs and assigns, forever. We do convey with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomever. 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 our hands this 1 day of August, 2003.

Philip D Herren, Trustee
Philip D. Herren

Patricia L Herren, Trustee
Patricia L. Herren

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Phillip D. Herren and Patricia L. Herren, Trustees, UAD April 26, 1996 of the Herren Joint Revocable Living Trust & any successors in trust, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of August, 2003.

My Commission expires:

H. GLENN BOLTON NOTARY PUBLIC AT LARGE EXPIRES 8-24-06 WILLIAMSON CO., TENNESSEE

_____ Notary Public

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named

_____

_____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____ _____ Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that _____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____ self as such officer (or partner).

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

My Commission expires:

_____ _____ Notary Public

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $119,900.

_____ Affiant

Sworn and subscribed before me this the 1 day of August, 2003.

TERAGINA D. [illegible] NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE

My Commission Expires September 25, 2004

_____ Notary Public