WARRANTY DEED

MARY BIRTHRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August, 2003

Notary Public

MY COMMISSION EXPIRES: _____
(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
Tawanda R. Sanders (NAME)	Washington Mutual Bank, FA (NAME)	MAP 043-02-0-A
242 Cedarwood Lane (ADDRESS)	445 Hutchinson Suite 700 (ADDRESS)	PARCEL 242.00 CO
Madison, TN 37115 (CITY) (STATE) (ZIP)	Columbus, OH 43235 (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, Joseph A. Friedmann and Robert A. Friedmann, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tawanda R. Sanders, Unmarried

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 Davidson County, Tennessee, being Unit 242 on the Resubdivision of a Portion of Phase 2, Cedarwood Courtyard Homes, Building "N" thru "Z" (inclusive), as of record in Book 5200, Page 590, Register's Office for Davdison County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Joseph A. Friedmann, unmarried and Robert A. Friedmann, III, married by Warranty Deed from Wade N. Seymour, unmarried of record in Book 10641, page 716, Register's Office for Davidson County, TN

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

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS.

Donna Y. Friedmann executes this Instrument as Attorney-in-Fact on behalf of Robert A. Friedmann, III pursuant to Special-Power of Attorney of record by Instrument No 20030806-0111852, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 08/06/03 12:40 2pgs
Fees:13.00 Taxes:270.10

20030806-0111853

unimproved ( )
This is improved (X) property, known as 242 Cedarwood Lane, Madison, TN 37115
(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 our hand S this 5th day of August, 2003

Joseph A. Friedmann

Robert A. Friedmann, III
By: Donna Y. Friedmann
Donna Y. Friedmann, Attorney-in-fact

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 JOSEPH A. FRIEDMANN, the bargainor(s) 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 5th day of August, 2003.

MARY BIRTHRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 25, 2003

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 05th day of August, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared DONNA Y. FRIEDMANN, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of ROBERT A. FRIEDMANN, III, as his attorney in fact, being authorized so to do, and acknowledged that she executed the same as the free act and deed of the said ROBERT A. FRIEDMANN, III.

Witness my hand and official seal at Goodlettsville, Tennessee, this 05th day of August, 2003.

MARY BIRTHRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My C... OCT. 25, 2003

NOTARY PUBLIC