This instrument prepared by:
J. Randall Hooper
109 Westpark Drive, Suite 310
Brentwood, TN 37027

Record and return to:
Same

Davidson County DEEDWARR
Recvd: 08/12/03 15:14 2pgs
Fees:13.00 Taxes:231.25
20030812-0115510

Address of New Owner:
Juanita A. Saunders
901 Meadowlark Lane
Goodlettsville, TN 37072

Send Tax Bills to:
Same

Map/Parcel:
34-1-56

LIMITED WARRANTY DEED

For good and valuable consideration, receipt of which is hereby acknowledged, John D. Saunders and wife, Stella Saunders, hereinafter called Grantors, have bargained and sold, and by these presents do sell, transfer and convey unto Juanita A. Saunders, a single person, hereinafter called Grantee, her heirs and assigns, all of their undivided one-half interest as a tenant in common in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Echo Meadows, as of record in Book 2331, page 64, Register's Office for said County.
>
> Beginning at a point on the southwesterly margin of Meadow Lark Lane, the common front corner of Lots 67 and 68; thence southwestwardly along the line between said Lots No. 67 and 68, 182 feet to the common rear corner of Lots 67 and 66; thence northwestwardly along the line between Lots 67 and 66, 220 feet to a point on the southeasterly margin of Blue Bird Drive, the common front corner of Lots 67 and 66; thence northeastwardly along the margin of said Blue Bird Drive, 157 feet to a concrete monument at the beginning of a curve having a radius of 25 feet; thence westwardly around said curve 39.27 feet to a concrete monument on the southwesterly margin of Meadow Lark Lane; thence southeastwardly along the margin of said Meadow Lark Lane, 195 feet to the point of beginning.
>
> Being the same property conveyed to John D. Saunders and wife, Juanita A. Saunders, by deed from George Alph Nichols and wife, Nell E. Nichols, of record in Book 3707, page 55, Register's Office for Davidson County, Tennessee, and becoming a tenancy in common by final divorce decree no. 84536, First Circuit Court for Davidson County, Tennessee.
>
> This conveyance is made subject to taxes for the current year and subsequent years and all liens and encumbrances of record.

This is improved property, known as 901 Meadowlark Lane, Goodlettsville, Davidson County, Tennessee.

Stella Saunders, wife of Grantor, hereby joins in the execution of this deed for the purpose of waiving and conveying any marital and inheritance rights she may have in the property conveyed.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $62,500.00.

John Saunders
Affiant

Subscribed and sworn to before me this 12 day of August, 2003.

My Commission Expires: 10-18-2004

Notary Public

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, her successors, heirs, and assigns, forever. Grantors covenant with Grantee that they have not encumbered said land, and further covenant that Grantors, their heirs, successor and assigns, will forever warrant and defend the title to said land to Grantee, hers heirs, successors, and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantors..

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. 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 12 day of August, 2003.

John D. Saunders
John D. Saunders, Grantor

Stella Saunders
Stella Saunders, Grantor

State of Tennessee
County of Davidson

Before me, the undersigned authority, personally appeared the within named Grantors, John D. Saunders, and wife, Stella Saunders, with whom I am personally acquainted and who upon oath acknowledged that they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 12 day of August, 2003.

My Commission Expires: 10-18-2004

Notary Public