Box 56

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
332 Cedarcreek Drive
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $190,000.00.

Deborah A. Sanders
Affiant

Davidson County DEEDWARR
Recvd: 08/21/03 15:37 2pgs
Fees:13.00 Taxes:703.00

20030821-0121781

Subscribed and sworn before me this the 20th of August, 2003.

Notary Public
My commission expires:

MARK WAYNE BELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN
My Commission Expires November 27, 2004

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Deborah A. Sanders	Countrywide Home Loans, Inc.	075-00-0-092.00
852 Tulip Grove Rd	718 Thompson Lane, Suite 104	
Hermitage, TN 37076	Nashville, TN 37204	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Danny Sheehan and wife, Debra Sheehan, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Deborah A. Sanders and Donnie F. Sanders, Wife and Husband, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in DAVIDSON County, State of Tennessee, described as follows:

BEING land in the 4th Civil District of Davidson County, Tennessee, a part of the L. W. Neal Property listed on Chandler Road, and described according to a survey by Stephen A. Draper, Surveyor, dated March 17, 1966.

Beginning at a point in the Center line of Tulip Grove Road, the easterly line of the property conveyed to L. W. Neal and wife, Lettie West Neal by Lester H. West and wife, Emma West, of record in Book 3104, page 621, said Register's office, and running thence S 40 degrees W 285 feet to an iron pin; thence N 40 degrees E 285 feet to an iron pin in the aforesaid easterly line of the property conveyed to L. W. Neal and wife, Lettie West Neal, said pin being located in said line, northwest 21 feet of the northwesterly margin of an old corner in said Tulip Grove Road; thence S 50 degrees E along said easterly line and the center line of Tulip Grove Road, and continuing in all 500 feet to the point of beginning.

Being the same property conveyed to DANNY SHEEHAN AND WIFE, DEBRA SHEEHAN, by deed of record in Book 5978, page 765, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 852 Tulip Grove Rd, Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 20th of August, 2003.

Danny Sheehan
Danny Sheehan

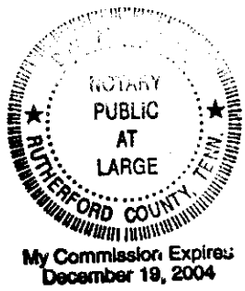
Debra Sheehan by Danny Sheehan
Debra Sheehan
her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Danny Sheehan and Debra Sheehan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th of August, 2003.

My commission expires:



Notary Public

State of Tennessee
County of Davidson

On this 20th day of August, 2003, before me, the undersigned Notary Public in and for said County and State, personally appeared Danny Sheehan with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Debra Sheehan, by Specific Power of Attorney dated 04/22/03, and who acknowledged that he executed the same as the free act and deed of Debra Sheehan.

Witness my hand and official seal of office this 20th day of Aug, 2003.

My Commission Expires:

Notary Public

