Prepared By:
Return To:

Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027

FILE BOX 30

Davidson County DEEDWARR
Recvd: 09/04/03 10:13 2pgs
Fees:13.00 Taxes:989.75

20030904-0128434

State of Tennessee
County of WILLIAMSON
The actual consideration or value whichever is greater is $267,500.00.

Subsribed and sworn before me this the 27th day of August, 2003.

Affiant

Notary Public

MEREDITH L. SHRADER NOTARY PUBLIC (Affix Seal) GILES COUNTY, TENN. LARGE
MY COMMISSION EXPIRES APRIL 18, 2006

WARRANTY DEED

This instrument prepared by: **SOUTHEAST TITLE of Tennessee, Inc.** 301061
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Fred L. Sharp
2506 Blair Boulevard
Nashville, TN 37212

Send tax bills to:
New Owner

Map 104-11 Parcel 287

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Richard J. Sanders AND WIFE, ~~XXXX~~ DOROTHY M. SANDERS

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Fred L. Sharp

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 147 on the plan of Bransford Realty Company Subdivision of the Edgar Jones Home Place, as of record in Book 421, Page7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard J. Sanders by quitclaim deed from Candace E. Sanders of record in Book 6769, Page 813, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 2506 Blair Boulevard, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 27th day of August, 2003.

Richard J. Sanders

DOROTHY M. SANDERS.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Richard J. Sanders and wife, Dorothy M. Sanders, 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, this 08/27/03.

My commission expires: _____

Meredith Shrader
Notary Public

MEREDITH L. SHRADER
NOTARY PUBLIC AT LARGE
GILES COUNTY, TENN.
MY COMMISSION EXPIRES
APRIL 18, 2005