Davidson County DEEDWARR
Recvd: 09/09/03 11:37 2pgs
Fees:13.00 Taxes:542.05
20030909-0131396

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service, Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 2003

Notary Public

MY COMMISSION EXPIRES: 7/21/07
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

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
Timothy J. Sanderson (NAME)	America's Wholesale Lender (NAME)	MAP 052-11
1109 Berwick Trail (ADDRESS)	750 Old Hickory Blvd. (ADDRESS)	PARCEL 35
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Thomas B. Howard, Jr. and William A. Howard and Elizabeth P. Burton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy J. Sanderson and wife, Shauna L. Sanderson

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:

Being Land in the 11th Civil District of Davidson County, Tennessee, known as Lot no. 5 on the Plan of Madison Heights, Section III, not of record, described according to a copy of a survey by Harvey Gee, Surveyor, as follows:

BEGINING at a concrete monument, in the easterly margin of Berwick Trail at the most southerly corner of Lot 36 on the Map of Madison Heights, as of record in Book 2083, page 98, Register's Office for Davidson County, Tennessee; thence along the line of said Lot 36, north 59 deg. 13' east 186.66 feet to the line of Lot 6 of Madison Heights, Section III, not of record; thence with the line between Lots 5 and 6, south 43 deg. 53' east 113.5 feet to a point in the westerly line of the subdivision known a Marlin Meadows, Section III, of record in Book 2133, page 26, Register's Office for Davidson County, Tennessee; thence along the line of said subdivision south 4 deg. 52' west 387.2 feet to the margin of Berwick Trail; thence with the margin of same, northwesterly 427.19 feet to the beginning.

BEING the same property conveyed to Juanita P. Burton by Warranty Deed from Edwin D. Pruett and wife, Frances Orr Pruett of record in Book 2735, page 59, Register's Office for Davidson County, Tennessee
The said Juanita P. Burton having since died Intestate leaving said property to her only heirs-at-law, Thomas B. Howard, Jr., William A. Howard and Elizabeth P. Burton.

Billie J. Howard and Juanita P. Burton is one and the same person.

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

unimproved ( )
This is improved (X) property, known as 1109 Berwick Trail, Madison, Tennessee 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 29th day of August, 2003

Thomas B. Howard, Jr.

Elizabeth P. Burton

William A. Howard

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 Thomas P. Howard, Jr. and William A. Howard and Elizabeth P. Burton

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 29th day of August, 2003.

Commission expires _____

Notary Public

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public