Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $67,000.00

Affiant

Subscribed and sworn to before me, this 19th day of September, 2003.

Notary Public
My commission expires: 7/24/2006

Davidson County DEEDWARR
Recvd: 09/24/03 15:17 2pgs
Fees:13.00 Taxes:247.90

20030924-0141750

Address of New Owner:	Send Tax Bills to:	Tax Information
Ashton G. Sanders 2116 Hobbs Road, #I-6 Nashville TN 37215	SAME	131-2-A-043.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Phyllis A Canterbury Tatum, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ashton G. Sanders, hereinafter called the Grantees, their successors 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 No. I-6, on the Plan of Hobbs House Condominium Apartments, of record in Book 4595, Page 74, amended in Book 5200, Page 54, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Phyllis Canterbury and Mary H. Canterbury by deed from Cindy Lynn Brabham Bellamy, of record in Book 6108, Page 879, Register's Office for Davidson County, Tennessee. Being further conveyed to Phyllis A. Canterbury Tatum by quitclaim deed from Mary H. Canterbury and husband, O. A. Canterbury, of record in Book 7066, Page 598, said Register's Office.

Sam D. Tatum, husband of Phyllis A. Canterbury Tatum, hereby joins in the execution of this instrument to convey his marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2116 Hobbs Road, #I-6, Nashville, TN 37215.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 19th day of September, 2003.

Phyllis A Canterbury Tatum

Sam D. Tatum by Phyllis A. Canterbury Tatum
Sam D. Tatum
By: Phyllis C. Tatum, 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, Phyllis A Canterbury Tatum, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 19th day of September, 2003.

Notary Public

My Commission expires 03/14/05

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 Phyllis C. Tatum, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Sam D. Tatum and that she is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of September, 2003.

Notary Public

My Commission Expires:
03-14-2005