WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 342,500.00

Debbie Dawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September 20 03

Virginia L Boyd
Notary Public

MY COMMISSION EXPIRES: ~~January 29, 2005~~ 11-16-2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Sanders (NAME)	Bank of America (NAME)	MAP 64-3-0-13
4101 Brandywine Pointe Blvd (ADDRESS)	900 Southside Blvd Bldg. 700 (ADDRESS)	PARCEL 4 CO
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Jacksonville Florida 32256 (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, Marshall Lynn Schadt and wife, Anita M. Schadt, Trustees U/A/D October 20, 1997 of the Schadt Joint Revocable Living Trust Agreement
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John P. Sanders and wife, Margaret A. Sanders

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 Lot No. 39, on the Plan of Brandywine Pointe, Phase One, Section 1, Revised, of record in Plat Book 7900, Page 171, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Marshall Lynn Schadt and wife, Anita M. Schadt, Trustees, and any Successor Trustees thereto, U/A/D October 20, 1997, by Quitclaim Deed from Marshall Lynn Schadt and wife, Anita M. Schadt, individually of record in Book 10656, Page 992, said Register's Office. See also deed of record in Book 10013, Page 854, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 8120, Page 170; Book 8671, Page 484; Book 9010, Page 627; Book 10721, Page 835, said Register's Office.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 171, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4101 Brandywine Pointe Blvd., Old Hickory, TN 37138
(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 26th day of September 20 03

Marshall Lynn Schadt

Anita M. Schadt

Davidson County DEEDWARR
Recvd: 09/30/03 13:36 2pgs
Fees:13.00 Taxes:1267.25

20030930-0144197

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____

_____
Notary Public

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(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County, aforesaid, personally appeared Marshall Lynn Schadt and Anita M. Schadt with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged thelmselves to be the Trustees respectively of the Schadt Joint Revocable Living Trust Agreement, U/A/D October 20, 1997, the within named bargainor and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained by the said Marshall Lynn Schadt as such Trustee and attesting the same by the said Anita M. Schadt as such Trustee.

Witness my hand and official seal at office at Hermitage, Tennessee on this the 26th day of September, 2003.

My Commission Expires: ~~1/29/05~~ 3/31/07

_____
Notary Public

JAMIE CRUTCHFIELD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.