THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 700
Nashville, Tennessee 37203

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,500.00

R. Cordell Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September, 2003

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAV. COUNTY, TN.

Notary Public

MY COMMISSION EXPIRES: July 24, 2004
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/01/03 12:33 3pgs
Fees:18.00 Taxes:493.95

20031001-0144889

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R Cordell Sanders	NEW OWNER	MAP 129-11-0-A
(NAME)	(NAME)	
288 Cana Circle		PARCEL 288.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(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, Margaret E. Wilkes, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. Cordell Sanders & wife Catherine D. 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 118-R of the Cloister at St. Henry's Phase 1-D a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6933, page 927, Registers office for said County, to which source reference is hereby made for more complete details of description together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Margart E. Wilkes, unmarried, by warranty deed from Thelma Wehmer, widow as of record in Book 11687, page 574, Registers office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, as shown in Exhibit "B" to the Master Deed and By-Laws, with Owner's Certificate, of record in Plat book 6933, page 927, said Registers office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 6933, page 927, as amended in Book 7404, page 766, Book 7590, page 273, and Book 9269, page 285, said Registers Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters; Terms and conditions of Ground Lease by and between James D. Niedergeses, Bishop of the Dioscese of Nashville and St. Henry's Property Development, Inc., dated July 15, 1986, of record in Book 6922, page 282, said Registers office; Terms and conditions of Nondisturbance Agreement by and between James D. Niedergeses, Bishop of the

CONTINUED

unimproved ( )
This is improved (X) property, known as 288 Cana Circle, Nashville, TN 37221
(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 my hand this 24th day of September, 2003

x Margaret E. Wilkes
Margaret E. Wilkes

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 Margaret E. Wilkes, an unmarried person

the bargainor _____, 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 therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of September, 2003.

Commission expires July 24, 2004

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

LEGAL DESCRIPTION CONTINUATION

Dioceses of Nashville and St. Henry's Property Development, Inc., dated July 15, 1986, of record in Book 7306, page 289, said Registers office; Terms and conditions of Storm Water Detention Agreement between St. Henry's Property Development, Inc., and the Metropolitan Government of Nashville and Davidson County, of record in Book 6862, page 384, said Registers office.