THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21755-09-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. Affiant Subscribed and sworn to before me, 30th day of September, 2003. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Fred R. Frederick 5821 River Trace Nashville, TN 37218	**Send Tax Bills To:** Bank of America 200 S. College St. Charlotte, NC 28255	**Tax Information:** Map No.066.00 Parcel No. 008.02

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donald W. Sanders and wife, Joyce E. Sanders**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Fred R. Frederick, unmarried,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5821 River Trace, Nashville, Tennessee, 37218

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of September, 2003.

Donald W. Sanders

Joyce E. Sanders

Davidson County DEEDWARR
Recvd: 10/03/03 12:56 2pgs
Fees:13.00 Taxes:1165.50

20031003-0146458

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Donald W. Sanders and wife, Joyce E. Sanders**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2003.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Cumberland River Industrial Park as of record in Plat Book 3700, page 84, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Donald W. Sanders and wife, Joyce E. Sanders by quitclaim deed dated February 10, 1998 from Thomas E. Rogers, Sr., Trustee of record in Book 10795, page 461, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) Taxes, which have been paid by the Grantor and prorated by the parties;
2) Easements of record in Book 115, page 375, Instrument No. 200005160049276, Book 11031, page 852, Book 2155, page 301, Book 2156, page 507;
3) Agreement of record in Book 4050, page 536;
4) Waiver of restriction of record in Book 4091, page 50; and
5) All matters appearing on the Plan of record in Book 3700, page 84, Register's Office for Davidson County, Tennessee.