WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 270,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF OCTOBER, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 30, 2004

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Mark Sanders and Rosemary Sanders	Mark Sanders and Rosemary Sanders	MAP:131-4
1106 Frances Avenue	1106 Frances Avenue	Parcel:163
Nashville, TN 37204	Nashville, TN 37204	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SARA HOLLIS BLACK AND JOHN ALLEN RUTLEDGE HOLLIS AS TENANTS IN COMMON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

MARK SANDERS AND WIFE, ROSEMARY SANDERS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1106 Frances Avenue, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 29th day of October, 2003.

Sara Hollis Black

John Allen Rutledge Hollis

Davidson County DEEDWARR
Recvd: 10/31/03 14:21 2pgs
Fees:13.00 Taxes:999.00

20031031-0160324

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, SARA HOLLIS BLACK AND JOHN ALLEN RUTLEDGE HOLLIS AS TENANTS IN COMMON, SUBJECT HOWEVER TO THE ESTATE FOR LIFE HEREBY EXPRESSLY RESERVED TO MAXINE R. HOLLIS, 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 Brentwood, Tennessee, this 29th day of October, 2003.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 30, 2004

EXHIBIT A - LEGAL DESCRIPTION

Being the easterly 75 feet of Lot No. 21 and the westerly 35 feet of an unnamed street lying immediately east of said lot on the Plan of M.N. Young's Park View Subdivision, as of record in Book 547, page 173, Register's Office for said County.

Said part of Lot No. 21 and part of said unnamed street adjoin and front together 110 feet on the northerly side of Frances Avenue and run back between parallel lines 164 to a dead line.

Being the same property conveyed to Sara Hollis Black and John Allen Rutledge Hollis, as tenants in common subject however to the estate for life hereby expressly reserved to Maxine R. Hollis by Quit Claim Deed from Maxine R. Hollis, of record as Instrument Number20000724 0073175, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herrein