Davidson County DEEDWARR
Recvd: 11/05/03 14:52 3pgs
Fees:18.00 Taxes:602.92

20031105-0162563

This Document was prepared by:

William K. Lane, III, Attorney
238 Public Square
Franklin, TN 37064

onsideration or value, whichever is greater, for this transfer is $162,950.00.

AFFIANT

Sworn to and subscribed to before me, this 24 day of October, 2003.

NOTARY PUBLIC

My commission expires: 6-19-07

WILLIAM K. LANE, III NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

ADDRESS OF NEW PROPERTY OWNER:	SEND TAX BILLS TO:	MAP – PARCEL
James Steven Waller 3417 Cobble Street Nashville, TN 37211	Same	172-12 B - 258

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS, that on this the 16th day of October, 2003 for and in consideration of the sum of Ten and no/100 dollars, the undersigned Grantor Truman D. Sanders, does hereby bargain, sell, release, remise, and convey unto Grantee, James Steven Waller, an unmarried person, his heirs, and assigns all right title and interest in and to the following real estate to wit:

See Attached "Exhibit A" for legal description.

Being the same property conveyed to Truman D. Sanders and wife, Karen Leigh Sanders (now deceased) by deed of record from Claridge Builders of record in Book 9178, Page 539 in said Register's Office for Davidson County, TN. Truman D. Sanders having inherited the whole, by operation of law, Karen Leigh Sander having predeceased the Grantor herein on December 08. 2002 and having died intestate.

This conveyance is made subject to;

1. This conveyance is made subject to all existing easements and restrictions of record.
2. Property taxes for year 2003 have been prorated and assumed by the Grantee.
3. The foregoing legal description is the same legal description as appearing in the previous deed of record.

This is improved property known as 3417 Cobble Street, Nashville, TN 37211

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns forever; and Grantor does

covenant with said Grantee, that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against lawful claims of all persons whomsoever.

IN TESTMONY WHEREOF I have hereunto set my hand this the 16th day of October, 2003.

Truman D. Sanders **(Grantor)**

STATE OF TENNESSEE:
COUNTY OF WILLIAMSON:

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Truman D. Sanders with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be the person within named, and that he executed the foregoing instrument for the purpose therein contained.

Notary Public

My Commission Expires: 6-19-07

WILLIAMSON COUNTY, TN
NOTARY PUBLIC AT LARGE

Exhibit 'A'

4. Title to the Fee Simple estate or interest in said land is at the effective date hereof vested in:

   TRUMAN D. SANDERS AND WIFE, KAREN L. SANDERS

5. The land referred to in this Commitment is described as follows:

   Land in Davidson County, Tennessee, being Lot(s) 520, as shown on the map entitled Bradford Hills, Section 10, of record in Plat Book 7900, page(s) 6, as amended in Book 7900, page 495, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

   Being the same property conveyed to TRUMAN D. SANDERS AND WIFE, KAREN L. SANDERS, by deed of record in Book 9178, page 537, said Register's Office.