This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 12/18/03 15:25 2pgs
Fees:13.00 Taxes:164.65
20031218-0180836

ADDRESS NEW OWNER:

David Sanders
106 O'Bryan Street
Nashville, TN 37207

SEND TAX BILL:

New Owner

MORTGAGEE:
Capital Bank & Trust Company
1820 West End Ave
Nashville, TN 37203

MAP AND PARCEL:
Map 71-8
Parcel 349

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Transland Financial Services, Inc.,** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **David Sanders**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being the easterly 40 feet of Lot No. 26 and the westerly 10 feet of Lot No. 25 on the Map of Rawls Tract Subdivision, Section 2, as of record in Book 1424, page 84, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Transland Financial Services, Inc. by Substitute Trustee's Deed from Denise Griffin, Substitute Trustee, of record in Instrument Number 20031218-0180835, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 535 Edwin Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 17th day of December, 2003.

Transland Financial Services,

By: Margaret Koger

Its: Senior Vice President

STATE OF Florida)
COUNTY OF Orange)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Margaret Koger, with whom I am personally acquainted and who, upon oath, acknowledged her self to be the Senior Vice President of Transland Financial Services, Inc., the within named bargainor, a Florida corporation, and that he/she as such Senior Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of Transland Financial Services, Inc. by her self as Senior Vice President.

Witness my hand and official seal this 17th day of December, 2003.

Angela S. Hinkle

Notary Public

My Commission Expires:_____

ANGELA S. HINKLE
MY COMMISSION # DD 050095
EXPIRES: March 5, 2004
Bonded Thru Notary Public Underwriters

STATE OF Tennessee)
COUNTY OF _____)

The actual value or consideration, whichever is greater, for this transfer is $44,500.00.

AFFIANT

Subscribed and sworn to before me
this 17 day of December, 2003.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR.
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007