RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42700 FILE BOX "7"

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/14/04 08:19 2pgs
Fees:13.00 Taxes:310.80

20040114-0005586

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $84,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of January, 2004

Notary Public

MY COMMISSION EXPIRES: 3/25/06

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Saunders et ux	S A M E	119-14-99
1920 Seminole Avenue		
Nashville, TN, 37211		

FOR AND IN 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, I/WE,

Bennie T. Hesselrode and wife, Betty R. Hesselrode

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

Michael L. Saunders and wife, Sherry Saunders

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:

Land in Davidson County, Tennessee, being Lot No. 9 of Block "A" on the Map of Woodbine Courts, Part 1, of record in Book 1130, page 39, Register's Office for said County.

Said Lot No. 9 fronts 97.4 feet on the northerly side of East Morton Street and runs back between lines, 216.5 feet on the east line and 217.8 feet on the west line, to a dead line in the rear, on which it measures 97.1 feet.

Being the same property conveyed to Bennie T. Hesselrode and wife, Betty R. Hesselrode, by deed from Mark A. Hesselrode and wife, Patti M. Hesselrode, of record in Instrument Number 20010830-0094268, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 248 Morton Avenue, Nashville, TN 37211

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/our hand(s) this 9th day of January, 2004

Bennie T. Hesselrode 1-12-04
Bennie T. Hesselrode

Betty R. Hesselrode 1-12-04
Betty R. Hesselrode

STATE OF MISSOURI)
COUNTY OF Scott)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Bennie T. Hesselrode and wife, Betty R. Hesselrode, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Sikeston, Missouri, this 12th day of January, 2004

Darla Myrick
Notary Public

My Commission Expires: March 9, 2007

DARLA MYRICK, Notary Public
Scott Co. - State of Missouri
My Commission Expires March 9, 2007