Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/08/04 12:58 2pgs
Fees:13.00 Taxes:231.25

20040308-0026200

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $62,500.00

Affiant

Subscribed and sworn to before me, this 1st day of March 2004.

Notary Public
My commission expires: 8/24/06

GLENN S. MACBETH Notary Public At Large RUTHERFORD COUNTY, TN

Address of New Owner:	Send Tax Bills to:	Tax Information
Damian Anter	Bank of America Mortgage	75-12-O-A/33.00
333 Scotts Creek Place	2059 Northlake Parkway	
Hermitage TN 37076-0000	Tucker, GA 30084	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Bobby D Sanders and wife Ashlee N. Mangrum Sanders hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Damian Anter an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Beind Lot No. 33 on the plan of Revised Plan of Cedar Creek Phase One of record in Book 6900 page 848 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ashlee N. Mangrum (now known as Ashlee Mangrum Sanders) and Bobby D. Sanders by deed from Toby G. Merryman of record in Instrument No. 20011105-0120791, Warranty Deed, at the Registar's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2004 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Revised Plan of Cedar Creek Phase One of record in Book 6900 page 848, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 7213 page 973 and amended in Book 7768 page 238 Book 7945 page 901 and in any allied instruments(s) referred to in said restrictions. 4) Charter for Cedar Creek Homeowners Association of record in Book 7768 Page 258

This property is improved property known as 333 Scotts Creek Place, Hermitage, Tennessee 37076-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 1st day of March, 2004.

Bobby D Sanders

Ashlee N. Mangrum Sanders

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bobby D Sanders and Ashlee N. Mangrum Sanders, 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 1st day of March, 2004.

Notary Public

My Commission expires: 4/21/07

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

FILE NO: 04312