This space for Register's Office:

Davidson County DEEDWARR
Recvd: 03/10/04 12:50 2pgs
Fees:13.00 Taxes:1295.00
20040310-0027545

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
114 White Cloud Trail
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Aaron McGill
5235 Tidwell Hollow Road
Nashville, TN 37218

SEND TAX BILLS TO:
New owner

Map & Parcel #78-0-83.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, Donald W. Sanders and wife, Joyce E. Sanders, hereinafter called the **Grantors**, do hereby convey unto Aaron McGill, unmarried, hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 13th Civil District of said County and State, Described According to a Survey by Southern Land Surveying Company Inc., dated January 17, 1973, as follows:

Beginning at a point in the northwesterly margin of Tidwell Hollow Road, said point being the northeasterly corner of the property conveyed to Charles H. Schreiber and wife, by deed of record in Book 4732, Page 368, Register's Office for said County; Thence running along Schreiber's Northerly Boundary Line North 40 degrees 31 minutes 51 seconds west 1,519.09 feet to a point; thence north 25 degrees 00 minutes east 368.24 feet to a point; thence south 40 degrees 31 minutes 51 seconds east 1,325.36 feet to a point i he northwesterly margin of Tidwell Hollow Road; thence with same southwesterly 122.42 feet to a point; thence south 49 degrees 43 minutes 10 seconds west 177.56 feet to the point of beginning, containing 9.90 acres, more or less.

Being the same property conveyed to Donald W. Sanders on October 28, 1980 by Warranty Deed of record in Book 5670 Page 591, said Registers Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 5235 Tidwell Hollow Road, Nashville, TN 37218.

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is 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 FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 5th day of March, 2004.

Donald W. Sanders

Donald W. Sanders

Joyce E. Sanders

Joyce E. Sanders

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Donald W. Sanders known to me to be the persons whose name is subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 5th day of March, 2004.

Ruby Parker

Notary Public in and for the
State of Tennessee

My Commission Expires: 7/20/05

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Sworn and subscribed before me on 3/5/04

Notary Public

My Commission Expires: 7/20/05