THIS INSTRUMENT PREPARED BY: **Marcy S. Hardee** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994 Davidson County DEEDWARR Recvd: 03/11/04 11:52 2pgs Fees:13.00 Taxes:388.50 20040311-0028143	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $105,000.00. Valerie McCoy Affiant Subscribed and sworn to before me, this 8 day of March, 2004. Notary Public My Commission Expires:

Address New Owner As Follows: Victor McCoy and Valerie McCoy 1825 Delta Avenue Nashville, TN 37208	Send Tax Bills To: Same	Map-Parcel Number: 081-08-0 117.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WANDA J. GRANT, NOW KNOWN AS WANDA J. SANDERS, AND HUSBAND, JEFFREY SANDERS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **VICTOR McCOY AND WIFE, VALERIE McCOY**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 376 on the North Nashville Real Estate Company's Plan of record in Book 21, page 105, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Wanda J. Grant and Carolyn P. Bell by deed from Samuel J. Pierce, Jr., dated September 30, 1986, of record in Book 7005, page 695, Register's Office for Davidson County, Tennessee. Carolyn P. Bell Mooney and spouse, Jessie Mooney, having since quitclaimed all of their right, title and interest in and to the subject property to Wanda J. Grant, by Quitclaim Deed dated May 30, 1988, of record in Book 7683, page 458, said Register's Office. Wanda J. Grant being one and the same person as Wanda J. Sanders.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 21, page 105, Register's Office for Davidson County, Tennessee.

This is improved property known as 1825 Delta Avenue, Nashville, TN 37208.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 5th day of March, 2004.

Wanda J. Sanders

Jeffery Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WANDA J. SANDERS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of March, 2004.

Notary Public

WESLEY D. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires JAN. 27, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFERY SANDERS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of March, 2004.

Notary Public

WESLEY D. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires JAN. 27, 2007

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