Please return to: Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Ste 300, Nashville, TN 37215

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 22324-02-2004** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $141,900.00.<br>Affiant<br>Subscribed and sworn to before me this 27th day of February, 2004.<br>Notary Public<br>My Commission Expires: 5/3/07<br>NOTARY PUBLIC AT LARGE Robin Jackson My Commission Expires May 3, 2007 STATE OF TENNESSEE |

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Alexis S. Hyrup<br>Earle M. Davidson<br>4800 Dakota Avenue<br>Nashville, TN 37209 | **Send Tax Bills To:**<br>**ABN AMRO Mortgage Group, Inc**<br>**2600 W. Big Beaver Road**<br>**Troy, Michigan 48084** | **Tax Information:**<br>Map No.091.15<br>Parcel No. 309.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul Lewis Sanford and wife, Danielle M. Sanford**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexis S. Hyrup and Earle M. Davidson** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4800 Dakota Avenue, Nashville, TN, 37206

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 27th day of February, 2004.

Paul Lewis Sanford by: Gerald G. Patterson, Atty In Fact

Paul Lewis Sanford, BY: Gerald G. Patterson, Attorney-In-Fact

Danielle M. Sanford by: Gerald G. Patterson, Atty In Fact

Danielle M. Sanford, BY: Gerald G. Patterson, Attorney-In-Fact

Davidson County DEEDWARR
Recvd: 03/12/04 10:02 2pgs
Fees:13.00 Taxes:525.03
20040312-0028551

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gerald G. Patterson**, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said **Paul Lewis Sanford and Danielle M. Sanford** and is authorized by the said **Paul Lewis Sanford and Danielle M. Sanford** to execute this instrument on HIS behalf.

Witness my hand, at Office, this 27th day of February, 2004.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 9-25-04

Notary Public

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 701 Block 32 on the Plan of Charlotte Park's Company First Addition as of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Paul Lewis Sanford and wife, Danielle M. Sanford by deed dated June 5, 1998 from Shamrock Holdings, Inc. of record in Book 10972, page 845, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) All matters appearing on the Plan of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee.