AFTER RECORDING PLEASE RETURN TO:
Law Offices of [illegible] Inc.
2021 [illegible] Suite 220
Nashville, TN 37215

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WILSON COUNTY, TENN. ROBBIN TEASLEY NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $105,900.00

Affiant

Subscribed and sworn to before me, this 24th day of February, 2004.

Notary Public
My commission expires: 11/27/06

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jayse A. Sanders 457 Cedarcliff Road Antioch TN 37013	Georgia Bank & Trust Co. of Augusta GA. dba GB&T Mortgage Bldg A Suite C Augusta, GA 30909	150-01-0244-00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Roscoe Burton Barnes and wife, Michele Gauthier Barnes, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jayse A. Sanders and wife, Stacy E. Sanders, hereinafter called the Grantees, their successors 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. 219 on the Plan of Cherry Hills, Section 4, of record in Plat Book 4460, Page 21, Register's Office for said County, to which plan reference is hereby made for a more complete description.

***

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 457 Cedarcliff Road, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

*** Being the same property conveyed to Roscoe Burton Barnes and wife, Michele Gauthier Barner by Quitclaim Deed from Brenda J. Fisher, Trustee of record in Book 9064, page 153 Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 03/15/04 08:18 2pgs
Fees:13.00 Taxes:391.83

20040315-0028982

WITNESS my hand this 24th day of February, 2004.

Roscoe Burton Barnes

Michele Gauthier Barnes

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Roscoe Burton Barnes and Michelle Gauthier Barnes, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Mt. Juliet, TN, this 24th day of February, 2004.

Notary Public

My Commission expires 11/27/06

WILSON COUNTY, TENN.
ROBBIN TEASLEY
NOTARY PUBLIC AT LARGE