File No. 40161

WARRANTY DEED

RETURN TO:
AMERICAN ESCROW CO.
PO BOX 1733
HENDERSONVILLE, TN 37077

Davidson County DEEDWARR
Recvd: 03/22/04 15:10 2pgs
Fees:13.00 Taxes:491.62

20040322-0032302

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,870.00

Georgia B. Sugg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

K. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 7-24-07 SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deirdre D. White	CTX Mortgage Company	032-16-0 009.00
(NAME)	(NAME)	
4104 Marydale Drive	P. O. Box 199114	10D 35245
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Dallas, TX 75219-9114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Arden A. Sanders and wife, Mary Elizabeth Sanders, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deirdre D. White, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 94, Dalemere Subdivision, Section 5, as recorded in Book 3600, page 19, Register's Office for said County.

Beginning at a concrete monument in the westerly margin of Marydale Drive, said monument being approximately 140 feet north of the intersection with Dalemere Drive; thence north 87° 42' west 252.85 feet to a concrete monument; thence north 78° 13' west 202.59 feet to a concrete monument; thence north 32° 30' east 77 feet to a concrete monument; thence south 87° 42' east 414 feet to an iron pin in the westerly margin of Marydale Drive; thence south with said margin 100 feet to the point of beginning.

Being the same property conveyed to Arden A. Sanders and wife, Mary Elizabeth Sanders by deed from Oliver H. Dale and wife, Claudine M. Dale, dated October 14, 1964, of record in Book 3826, page 434, Register's Office, Davidson County, Tennessee.

Subject to any and all existing restrictions and/or easements of record.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 4104 Marydale Drive, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 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 our hands this 12th day of March, 2004.

Arden A Sanders
Arden A. Sanders

Mary Elizabeth Sanders
Mary Elizabeth Sanders

File No. 40161

STATE OF TENNESSEE

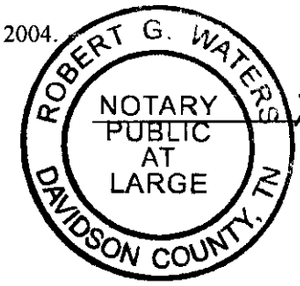
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arden A. Sanders and wife, Mary Elizabeth 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 this 12th day of March, 2004.

Commission expires:

My Commission Expires Sept. 22, 2007



Notary Public