WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: February 10, 2008.
(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

After Recording RETURN TO
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey S. Sanders	First Horizon Home Loan Corp. d/b/a First Tennessee Home Loans	Map 142-11 Parcel 35.00
(NAME)	(NAME)	
512 Colice Jeanne Road	PO Box 146	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Memphis, TN 38101	
(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, the **Thomas J. Drake, Sr. Family Trust,**** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey S. Sanders, and wife, Rosemary Sanders**, 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. 83 on the Plan of Valley West, Section II, as of record in Book 3600, Page 86, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas J. Drake, Sr. Family Trust by Quitclaim Deed recorded in Instrument #200001280009180, Register's Office for Davidson County, Tennessee.

2004 Property Taxes shall be the responsibility of the Grantees when due and payable.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

** By and Through its undersigned co-Trustees U/A/D 12/29/99,

This is improved property, known as 512 Colice Jeanne Road, Nashville, TN 37221
(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 my hand this 22nd day of March, 2004.

Thomas J. Drake, Sr. Family Trust

By:
Thomas J. Drake, Sr., Trustee

By:
Thomas J. Drake, Jr., Trustee

Davidson County DEEDWARR
Recvd: 03/25/04 09:23 2pgs
Fees:13.00 Taxes:663.04

20040325-0033689

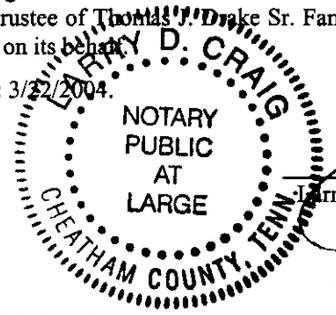
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Thomas J. Drake, Sr., Trustee, for Thomas J. Drake Sr. Family Trust, 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 Trustee of Thomas J. Drake Sr. Family Trust and is authorized by Thomas J. Drake Sr. Family Trust to execute this instrument on its behalf.

Witness my hand and official seal this: 3/22/2004.

Commission expires: February 10, 2008



Larry D. Craig Notary Public

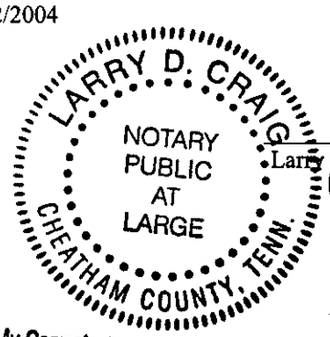
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