THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDWARR
Recvd: 04/07/04 13:46 2pgs
Fees:13.00 Taxes:226.64

20040407-0039657

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Sand Enterprises, LLC 1011 Hearthside Court, South Hendersonville, TN 37075	Same as New Owner	Map 86-02 Parcel 26

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, KAY P. HOSKINS a/k/a KAY P. COOPER HOSKINS a/k/a KAY P. BRASSWELL, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto SAND ENTERPRISES, LLC, a Tennessee Limited Liability Company, hereinafter referred to as the "GRANTEE", its successors or 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. 98, Dodson Heights, as of record in Book 2900, Page 113, Register's Office for said County. Said Lot No. 98 fronts 70 feet on the southwesterly margin of Cortez Court and extends back between lines 124.1 feet on the northwesterly side and 88 feet on the southeasterly side, to a line at the rear measuring 68 feet thereon.
>
> Being the same property conveyed to Kay P. Hoskins, a single woman, by deed filed for record as Instrument No. 20030121-000835, Register's Office for Davidson County, Tennessee.
>
> The said property is improved property located at 6028 Cortez Court, Hermitage, Tennessee 37076.
>
> The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors or assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2004 which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 2900, page 113, said Register's Office.

And, I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors or assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

KAY P. HOSKINS
a/k/a KAY P. COOPER HOSKINS
a/k/a KAY P. BRASSWELL

"GRANTEE"

SAND ENTERPRISES, LLC

BY: _____
MIKE DILLARD, Manager

BY: _____
BOYD SADLER, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAY P. HOSKINS a/k/a KAY P. COOPER HOSKINS a/k/a KAY P. BRASSWELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 31st day of March, 2004.

HOMER R. AYERS NOTARY PUBLIC TENNESSEE COMM EXP 8/20/05

_____
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared MIKE DILLARD and BOYD SADLER, respectively, with whom I am personally acquainted and who acknowledged themselves to be the Manager and Secretary of SAND ENTERPRISES, LLC, the bargainor, a limited liability company, and as such Manager and Secretary, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company by themselves as Manager and Secretary.

WITNESS my hand and official seal, this the 31st day of March, 2004.

HOMER R. AYERS NOTARY PUBLIC TENNESSEE COMM EXP 8/20/05

_____
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $61,254.81.

_____
Affiant

Sworn to and subscribed before me, this the 31st day of March, 2004.

_____
NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC TENNESSEE COMM EXP 8/20/05