Davidson County DEEDWARR
Recvd: 05/05/04 11:05 2 pgs
Fees:13.00 Taxes:471.75

20040505-0051253

THIS INSTRUMENT PREPARED BY:
Forsythe Title & Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 17997K

MAP/GROUP/PARCEL:
018-03-0/019.00

NEW OWNER'S NAME AND ADDRESS:
LESTER H. SANDERS AND DOROTHY H. SANDERS
311 UTLEY DRIVE
GOODLETTSVILLE, TENNESSEE 37072

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, STEVEN DALE McWHIRTER and JANET C. McWHIRTER, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto LESTER H. SANDERS and DOROTHY H. SANDERS, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 70 ON THE PLAN OF CONNELL ESTATES, SECTION 3, A PLAT OF WHICH IS OF RECORD IN BOOK 3600, PAGE 31, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

The subject property is commonly known as 331 UTLEY DRIVE, GOODLETTSVILLE, TN 37072.

BEING the same property conveyed to Grantors herein by deed of record in Book 6506, Page 363, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

STEVEN DALE McWHIRTER

JANET C. McWHIRTER

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, STEVEN DALE McWHIRTER and JANET C. McWHIRTER, HUSBAND AND WIFE, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 30th day of APRIL, 2004.

NOTARY PUBLIC

SONDRA KIRBY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires:

MY COMMISSION EXPIRES JAN. 20, 2008

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $127,500.00.

AFFIANT

Sworn to and subscribed before me, this the 30th day of APRIL, 2004.

NOTARY PUBLIC

SONDRA KIRBY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires:

MY COMMISSION EXPIRES JAN. 20, 2008