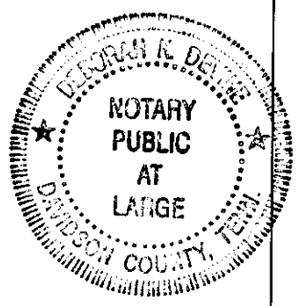
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/04 15:26 2pgs
Fees:13.00 Taxes:702.63
20040602-0064802



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Gwen Marie Kruse
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2004.

Deborah Devine
Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
#1149 Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gwen Marie Kruse	First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans	87-9-99.00
(NAME)	(NAME)	
4913 Seiner Court	1555 W. Walnut Hill Lane., #200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Irving, TX 75038	
(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, Ed Coursey and wife, Anita Coursey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gwen Marie Kruse, an unmarried woman and William Andrew Sanders, an unmarried man* 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: * AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP GK WS

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of New Hope Estates, Phase 2, as shown on plat of record in Plat Book 9700, Page 101, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ed Coursey and wife, Anita Coursey, by Warranty Deed dated September 8, 2000, from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership, as of record in Instrument No. 20000912-0090607, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4913 Seiner Court, Hermitage, TN 37076

(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 25th day of May, 2004.

Ed Coursey

Anita Coursey

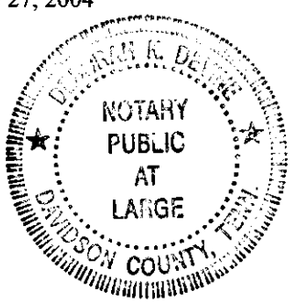
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ed Coursey and Anita Coursey, 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 at Nashville, Tennessee this 25th day of May, 2004.

Commission expires: November 27, 2004



Deborah K. Devine Notary Public