Davidson County DEEDWARR
Recvd: 06/21/04 12:52 2pgs
Fees:13.00 Taxes:658.60

20040621-0073161

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $178,000.00

Affiant

Subscribed and sworn to before me this 18th day of June, 2004.

Notary Public
My commission expires:

NOTARY PUBLIC AT LARGE

03-0404-31930

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Elizabeth Anne Sanders 710 Arkland Place Nashville TN 37215	NEW OWNER	131-06-G-710.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Susan H. Armor, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Elizabeth Anne Sanders, hereinafter called the Grantees, their successors 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 Unit No. 710 on the Plan of Burton Hills, Village of Ashlawn, a Condominium, shown as Exhibit "B" to the Master Deed of record in Book 7076, Page 696, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Susan H. Armor by deed from James O. Burkes and wife, Patricia A. Burkes, dated 06/29/2001, of record in Instrument No. 20010706-0072328, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 710 Arkland Place, Nashville, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of June, 2004.

Susan H. Armor

Susan H. Armor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Susan H. Armor, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 15th day of June, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05