Box 44
CL

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Richard G. Sanders, Jr. and Helen M. Sanders	New Owner	Map 105-13
1308 Ashwood Drive		Parcel 21
Nashville, TN 37212		

This instrument prepared by : Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Bob Bass, married, and Charles DeBray, married** (The "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Richard G. Sanders, Jr. and wife, Helen M. Sanders**, unmarried, (The "Grantee"), their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 322, as shown on the map entitled Resubdivision of part of Belmont Land Company's Subdivision called "Belmont Heights", of record in Plat Book 421, page(s) 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bob Bass, married and Charles DeBray, married, by Deed from Barbara Jean Baker McCreary, dated October 30, 2003, of record in Instrument Number 20031110-0163997, dated November 10, 2003, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

The above described real property is improved and is not, nor ever was, marital property, nor is it subject to any homestead exemption of the spouses of the Grantors.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.

This is improved property commonly known as 1308 Ashwood Drive, Nashville, Tennessee 37212.

Davidson County DEEDWARR
Recvd: 06/23/04 12:16 2pgs
Fees:13.00 Taxes:1145.15
20040623-0074506

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $30[illegible],500.00. HMS

Affiant

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

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:_____

[illegible] JULY 21 2007

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 18th day of June, 2004.

CHARLES DeBRAY

BOB BASS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared CHARLES DeBRAY and BOB BASS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of June, 2004.

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004

Notary Public

My Commission Expires:_____