Prepared by:
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Davidson County DEEDWARR
Recvd: 06/24/04 14:34 2 pgs
Fees:13.00 Taxes:160.58
20040624-0075332

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $43,400.00

Affiant

Subscribed and sworn to before me, this 24 day of June, 2004.

Notary Public
My commission expires: 8/11/07

ROSEMARY P. SMITHSON NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Ruble T. Sanderson 407 2nd Ave S. Nashville, TN 37201	Same	119-14A-93

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged William F. Slack and wife Donna J. Slack hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Ruble T. Sanderson a married person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Unit No. 93 on the Site Plan of Kingswood Condominiums of record in Book 5200 page 520 Register's Office for Davidson County, Tennessee together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit C of the Master Deed as amended establishing Kingswood Condominiums of record in Book 6058 page 320 said Register's Office.

Being the same property conveyed to William F. Slack and wife Donna J. Slack by deed from Doctor R. Crants of record in Instrument No. 20020219-0021202 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2004 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Kingswood Condominiums of record in Book 5200 Page 520, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" and as set forth in the Master Deed recorded in Book 6058 Page 320 Register's Office for Williamson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated

This property is improved property known as 2929 Selena Drive # F-93, Nashville, Tennessee 37211

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said

land to said Grantee(s), 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 24th day of June, 2004.

William F. Slack

Donna J. Slack

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William F. Slack and Donna J. Slack, the bargainor(s), 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 Brentwood, Tennessee, this 24 day of June, 2004.

Notary Public

My Commission expires: 4/21/07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

FILE NO: 04483