FILE BOX "7"

Davidson County DEEDWARR
Recvd: 07/29/04 15:32 2pgs
Fees:13.00 Taxes:536.50
20040729-0091094

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43171

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$145,000.00

X Ingrid M. Verhamme
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th day of July, 2004

Notary Public

MY COMMISSION EXPIRES

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ingrid M. Verhamme	First Horizon Home Loan Corporation	105-11-107
1816 Martin Street	P. O. Box 146	
Nashville, TN, 37203	Memphis, TN 38101	

FOR AND IN 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, I/WE,

Airik Sanders, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ingrid M. Verhamme, unmarried

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 50 FEET OF THE NORTHERLY 250 FEET OF THE NORTHERLY 308.9 FEET OF THE EASTERLY 156 FEET OF LOT NO. 13 ON THE MAP OF JOSEPH W. HORTON'S PROPERTY, AS OF RECORD IN PLAN BOOK 1, PAGE 44, OF THE CHANCERY COURT AT NASHVILLE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY MARGIN OF MARTIN STREET 58.9 FEET NORTH OF THE NORTHEAST CORNER OF WEDGEWOOD AVENUE AND MARTIN STREET, AS MEASURED ALONG THE EASTERLY MARGIN OF SAID MARTIN STREET; THENCE WITH THE EASTERLY MARGIN OF MARTIN STREET, NORTHERLY 50 FEET; THENCE SOUTH 87 1/2 DEG EAST 156 FEET TO A POINT; THENCE SOUTH 2 DEG WEST 50 FEET TO A POINT, HESTER'S NORTHEAST CORNER; THENCE WITH HESTER'S NORTH LINE, NORTH 87 1/2 DEG WEST 156 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO AIRIK SANDERS BY WARRANTY DEED FROM PEGGY A. SAMS OF RECORD IN INSTRUMENT NO.: 20010308-0022235, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Unimproved ( )
This is improved (X) property known as 1816 Martin Street, Nashville, TN 37203

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 ~~my~~/our ~~hand~~(s) this 27th day of July, 2004

X _____
Airik Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Airik Sanders, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of July, 2004

Notary Public

My Commission Expires: 3/25/06

