Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 08/02/04 10:29 2pgs
Fees:13.00 Taxes:469.53

20040802-0092034

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,900.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF JULY, 2004.

(Affix Seal) Notary Public

My Commission Expires: 7/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Preparer's File #-04F0528

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Aaron Dale Sands and Cari Ann Sands	Churchill Mortgage Corporation	83-8-7
411 Rosebank Avenue	761 Old Hickory Blvd., Suite 401	
Nashville, TN 37206	Brentwood, TN 37027	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JAY MCDOWELL AND WIFE, WENDY MCDOWELL AND DOUGLAS WILLIAMS AND WIFE, IRENE WILLIAMS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto AARON DALE SANDS AND WIFE, CARI ANN SANDS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Tax/Map ID: 83-8-7

Parcel No. 1:

Land situated in Davidson County, Tennessee, being Lot No. 12, On the Map of Roselawn, as of record in Book 2133, page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Douglas Williams and wife, Irene Williams by Warranty Deed from Shirley L. Ridings, a widow, dated May 30, 1997, and of record in Book 10478, page 458, Register's Office for Davidson County, Tennessee, and being a part of the same property conveyed to Jay McDowell and wife, Wendy McDowell by Quit Claim Deed of a 1/3rd Interest at Instrument No. 20011011-0110725, filed on 10-11-01, and another 1/3rd Interest at Instrument No. 20030829-0126055, filed on 08-29-03, said Register's Office.

Parcel No. 2:

Land situated in Davidson County, Tennessee, being the easterly 22 ft. of Lot No. 11, On the Map of Roselawn, as of record in Book 2133, page 1, Register's Office for said County.

Said Part of said Lot No. 11, fronts 22 ft. on the south side of Rosebank Avenue and runs back between lines 180.3 ft. on the east line and 169.6 ft. on the west line to a dead line in the rear on which it measures 24.3 ft.

Being the same property conveyed to Douglas Williams and wife, Irene Williams, by Quit Claim Deed from Shirley L. Ridings, dated October 22, 1997, and of record in Book 10657, page 100, in the Register's Office of Davidson County, Tennessee, and being further conveyed to Jay McDowell and wife, Wendy McDowell, as Tenants by the Entirety, their heirs and assigns, a One-Third (1/3) Undivided Interest by Quit Claim Deed from Douglas Williams and wife, Irene Williams of record in Instrument No. 20011011-0110725, and another One-Third (1/3) Undivided Interest of record in Quit Claim Deed at Instrument No. 20030829-0126055, said Registers' Office.

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

( ) unimproved
This is (X) improved property known as **411 Rosebank Avenue, Nashville, Tennessee 37206**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 **28th** day of **July, 2004**:

Jay McDowell

Wendy McDowell

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 JAY MCDOWELL AND WENDY MCDOWELL, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 28th day of July, 2004.

Notary Public

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 7/17/06

Witness my/our hand(s) this **28th** day of **July, 2004**:

Douglas Williams by Wendy McDowell Atty In Fact

DOUGLAS WILLIAMS by Wendy McDowell, Attorney-in-Fact

Irene Williams by Wendy McDowell Atty In Fact

IRENE WILLIAMS by Wendy McDowell, Attorney-if-Fact

State of Tennessee

County of Williamson

On this 28th day of July, 2004, before me personally appeared Wendy McDowell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Douglas Williams and Irene Williams acknowledged that such person executed the same as the free act and deed of Douglas Williams and Irene Williams.

Notary Public

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My commission expires: 7/17/06