Dav. Co. File Box 14-A
jtc file no. 17237-1

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $128,000.00

Affiant

Subscribed and sworn to before me, this 30th day of July, 2004.

Notary Public
My commission expires: 3/25/06

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/02/04 11:21 2pgs
Fees:13.00 Taxes:473.60

20040802-0092095

08-0407-90327

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Melissa Elam	America's Wholesale Lender	26-5-60.00
301 Roscoe Street	P. O. Box 660694	26-5-61.00
Goodlettsville TN 37072	Dallas, TX 75266-0694	

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, Deborah J. Sanders and husband, Everitt W. Sanders, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Melissa Elam, unmarried, 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 Lots No. 1 and 2, in Block "C" on the Plan of Roscoe Place, of record in Plat Book 843, page 72, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Deborah J. Sanders and husband, Everitt W. Sanders by deed from Michael P. Davis, Trustee, dated August 17, 1994, of record in Book 9439, page 778, 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 301 Roscoe Street, Goodlettsville, TN 37072

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 30th day of July, 2004.

Deborah J. Sanders

Everitt W. Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Deborah J. Sanders and Everitt W. Sanders, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 30th day of July, 2004.

State of Tennessee at Large

My Commission expires 11/26/05

JANELLE J. MCGUIRE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN