File Box 248

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 2004

Notary Public

MY COMMISSION EXPIRES: November 24, 2007
(AFFIX SEAL)

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 08/04/04 09:04 3pgs
Fees:18.00 Taxes:92.50

20040804-0093215

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred R. Frederick, Jr. (NAME)	NEW OWNER (NAME)	MAP 66
5821 River Trace (ADDRESS)	5821 River Trace (ADDRESS)	PARCEL 9.01
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Nashville, TN 37218 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Donald W. Sanders and wife, Joyce E. Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred R. Frederick, Jr., a single person

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 the 13th Civil District of Davidson County, Tennessee, being three adjacent tracts of land, as follows:

TRACT A: Beginning at the east corner and right-of-way of the Tennessee Railroad and Brower east corner; thence with the right of way of said Railroad 160 feet east; thence southwardly to the slough of the Cumberland River; thence with low water mark 160 feet west to Brower's corner at the river; thence northwardly to the right of way of said railroad and Brower's corner.

TRACT B: Beginning at the right of way of the Tennessee Central Railroad and W. H. Brower's easterly line of a lot formerly purchased of G. R. Oglesby, Trustee, as of record in Book 1151, page 280, of the Register's Office; thence easterly 40 feet to a point; thence southerly to the low water mark of the slough of the Cumberland Reiver; thence west 40 feet to a point; thence northely to the right of way of said Railroad, the place of beginning.

TRACT C: Being described according to survey made June 1, 1931, by Earl Drake, County, Surveyor, as follows: Beginning at a water maple on the east bank of Island Branch and on the south right of way line of the Tennessee Central Railroad; thence along the east bank of Island Branch south 30-1/4 degrees west 92 feet to a stake at the mouth of said branch where it runs into

CONTINUED

unimproved (X)
This is improved ( ) property, known as 5801 River Trace, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 29th day of July, 2004

Donald W. Sanders

Donald W. Sanders

Joyce E. Sanders

Joyce E. Sanders

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 Donald W. Sanders and wife, Joyce E. Sanders

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 29th day of July 2004.

Commission expires November 24, 2007

Notary Public

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Cumberland River; thence up said river at a low water line, south 77-1/2 degrees east 173 feet to and including a pile of large stone boulders; thence north 8 degrees east 73 feet to a stake on the said south right of way line of the Tennessee Central Railroad; thence with said right of way line, north 73 degrees west 125-1/2 feet to the beginning.

Being the same property conveyed to Donald W. Sanders and wife, Joyce E. Sanders by deed from Roscoe G. Lain and wief, Edie F. Lain of record in Book 10768, Page 294, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to 2004 taxes, prorated and assumed by the Grantee; restrictive covenants of record in Book 2156, page 507; Flowage Easements of record in Book 2156, page 507 and 2155, page 301; right of way of the Tennessee Central Railway; Easement for right-of-way for Tennessee Highway No. 12 lying within the the boundaries of premises; Ordinance Bill No. 092-362, changing Hydes Ferry Pike between Clarksville Pike and The Cheatham County Line to "Ashland City Highway" (Proposed No. 92M-0894); all of record in the Register's Office for Davidson County, Tennessee.