586

PICK-UP

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Edward S. Glaser 7674 Hwy 7 Lyles, TN 37098	~~Regions Mortgage~~ Same as owner	Map 155-00-0, Parcel 39.00
This instrument prepared by: David B. Gray Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

Davidson County DEEDWARR
Recvd: 08/13/04 08:44 3pgs
Fees:18.00 Taxes:135.90
20040813-0097881

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Jeffrey Steven Sanders and wife, Rosemary Sanders** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Edward S. Glaser, married** ("Grantee"), and its respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

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

3. This conveyance is subject to the plan of record in Book 2921, Page 611, Register's Office for Davidson County, Tennessee.

4. This conveyance is subject to any and all zoning regulations, building restrictions and setback lines. If any, easements and right-of-way for public utilities.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 8920 Griffith Road Nashville, Tennessee 37221.

EXECUTED this 11th day of August, 2004.

Jeffrey Steven Sanders

Rosemary Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jeffrey Steven Sanders and Rosemary Sanders, 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 seal at office in Nashville, Tennessee, this 11th day of August, 2004.

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:
1-29-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $37,000.00.

AFFIANT

Subscribed and sworn to before me this 11th day of August, 2004.

NOTARY PUBLIC

My Commission Expires:
1-29-05

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Exhibit "A"

A parcel of land in the 9th Civil District of Davidson County, Tennessee, on south side of a road leading from the Lewis Road to Dave Redd's home and being a portion of a 4.40 acre tract of record in Book 2921, page 611, Register's Office for Davidson County, Tennessee.

Beginning at an iron stake in Tom Lewis' southeast corner in the north line of H. T. Claxton's 104.5 acre tract also being the southwest corner of H. T. Claxton's 4.40 acre tract.; thence south 85 degrees east 193 feet to an iron stake with a large Red Oak pointer; thence north 3 degrees east 350 feet to a point in the Road, iron stake in the line on south margin of road; thence south 59 degrees west 48 feet to another point in the road; thence south 88 degrees west 150 feet to a point in the road and thence with Tom Lewis'east line south 3 degrees west 300 feet to a point of beginning. Containing 1.35 acres, being the same more or less.

The above survey includes and excludes a 50 foot right-of-way reserved by H. T. Claxton to ingress and egress along the west portion of this lot as indicated on plat to and from his 104.5 acre tract.

Being the same property conveyed to Jeffrey Steven Sanders and wife, Rosemary Sanders from Annese Wells and Kay Slate McDonald by Warranty Deed dated October 22, 1999 and of record in Book 11744, page 407, Register's Office for Davidson County, Tennessee.