RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43311 FILE BOX "7"

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/23/04 11:55 2pgs
Fees:13.00 Taxes:332.63

20040823-0101516

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2004.

Notary Public

MY COMMISSION EXPIRES:

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
THOMAS LEE SANDERS	SAME AS NEW OWNER	118-1-311
401 Gentry Avenue		
Nashville, TN, 3720 6-1764		

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,

WILLIAM FREEMAN ANDREWS and ANTHONY S. ANDREWS, both Unmarried

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

THOMAS LEE SANDERS

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 Lot No. 143 on the Map of Montrose Place, as of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 143 fronts 50 feet on the south side of Montrose Avenue and runs back 175.7 feet on the east line and 177.2 feet on the west line to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to Sarah L. Covington by deed of record in Book 4384, page 75, Register's Office for Davidson County, Tennessee. The said Sarah L. Covington having since died. Her Will, recorded in Book 8054, page 192, conveys a life estate to Frank T. Luckett with a remainder interest to William Freeman Andrews and Anthony S. Andrews. Frank T. Luckett has since conveyed his interest to William Freeman Andrews by Quitclaim Deed in Book 8220, page 319, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 925 Montrose Avenue, Nashville, TN 37204

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 20th day of August, 2004

X William Freeman Andrews
WILLIAM FREEMAN ANDREWS

X Anthony S Andrews
ANTHONY S. ANDREWS

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 WILLIAM FREEMAN ANDREWS and ANTHONY S. ANDREWS, 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 20th day of August, 2004

Notary Public

My Commission Expires: 3/23/08

