39-B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/26/04 13:18 2pgs
Fees:13.00 Taxes:2035.00
20040826-0103451

State of Tennessee)
County of Davidson)

G#2619-2

The actual consideration or value, whichever is greater, for this transfer is **$550,000.00.**

Affiant

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

Notary Public

My commission expires: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
STEVEN JAY TEPPER and DANA KIMBALL MOSSMAN	FHHS	**Map 104-06-0, Parcel 313.00**
3110 Acklen Avenue	1555 N. Walnut Lane	
Nashville, TN 37212	Brentwood, TN 37027	

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,

THOMAS LEE SANDERS, an unmarried man

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

STEVEN JAY TEPPER and wife, DANA KIMBALL MOSSMAN

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 Nos. 13-B and 13-C of Block 3 on the Map of the Resubdivision of Lot No. 11, Block No. 1, Lot Nos. 12 and 13 of Block No. 3, and Lot Nos. 12 and 13 of Block No. 4 of Fairfax Place, as of record in Book 547, Page 77, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Thomas Lee Sanders, by Warranty Deed dated June 10, 2003, from Carolyn M. Baird and Jennifer Baird Ailes, f/k/a Jennifer Baird, Rachel Cauthen, f/k/a Rachel Baird Curtis, of record in Instrument No. 20030619-0084671, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; Easement for neighbor's stairs and landing, of record in Instrument No. 20040826-0103449 **; and taxes for the current year which have been prorated and assumed by the Grantees herein.**

This is Improved (__X__) Unimproved (____) property, known as: **3110 Acklen Avenue, Nashville, TN 37212.**

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 convenant 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 **30th** day of **July, 2004.**

THOMAS LEE SANDERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **THOMAS LEE SANDERS, an unmarried man,** the bargainor, 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 Nashville, Tennessee, this **30th** day of **July, 2004.**

Sharon S. Patterson
Notary Public

My Commission Expires: 7-14-08

