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ANGELA R. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

05-0409-01689

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $160,500.00

Linda Jackson
Affiant

Subscribed and sworn to before me, this 28TH **day of October, 2004.**

Angela R. Ramsey
Notary Public
My commission expires: 5/28/2006

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Matthew Scott Frady 3269 Cain Harbor Nashville TN 37214	(NEW OWNER)	62-02-A-298

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, **James C. Sanders, Jr. and wife, Pamela C. Sanders**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Matthew Scott Frady and wife, Kelly Lyn Frady**, 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 Lot No. 263 on the plan of River Trace Estates, Phase 2, Section 6, of record in Instrument No. 20010605-0058138, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James C. Sanders, Jr. and wife, Pamela C. Sanders by deed from Capitol Homes, Inc., dated 12/12/01, recorded 12/13/01, of record in Instrument No. 20011213-0138023, 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 3269 Cain Harbor, Nashville, TN 37214

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.

Davidson County DEEDWARR
Recvd: 10/29/04 12:33 2pgs
Fees:13.00 Taxes:593.85
20041029-0130071

WITNESS my hand this 28th day of October, 2004.

James C. Sanders, Jr.

Pamela C. Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in NASHVILLE, TN, this 28th day of October, 2004.

State of Tennessee at Large

My Commission expires
5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
Commission Expires MAY 28, 2006