RETURN TITLE IS
Box 48A

File #200450452

Davidson County DEEDWARR
Recvd: 11/08/04 12:42 2pgs
Fees:13.00 Taxes:536.50

20041108-0134290

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of November, 2004.

KEVIN STEINKE NOTARY PUBLIC AT LARGE DAVIDSON CO.

Notary Public

MY COMMISSION EXPIRES: 9-16-07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy, Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra R. Sanders	SunTrust Mortgage Inc.	Map 64-11-A
(NAME)	(NAME)	
704 N. Chestnut Court	P.O. Box 57028	Parcel 041.00
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Irvine, CA 92619-7028	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SHARON E. BOWMAN, AN UNMARRIED PERSON,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **SANDRA R. SANDERS, MARRIED**, hereinafter called the GRANTEE, her 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 all of Lot No. 41, on the Plan of Caleb Chase, A Planned Unit Development, as shown by plat appearing of record in Plat Book 6250, Pages 821 and 822, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Sharon E. Bowman, an unmarried person by Warranty Deed dated May 19, 1997 of record in Book 10463, Page 354, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Book 6777, Page 453, as corrected in Book 6783, Page 805 and as amended and restated in Book 7189, Page 553; Charter of Caleb Chase Homeowners' Association of record in Book 6927, Page 370; Articles of Amendment to Charter of record in Book 8109, Page 791; Quitclaim Deed to Homeowners' Association of record in Book 7242, Page 554; all matters shown on plat of record in Plat Book 6250, Pages 821 and 822; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 704 N. Chestnut Court, Hermitage, TN 37076
(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 GRANTEE, her heirs and assigns forever; and Grantor covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hands this 5th day of November, 2004.

Sharon E. Bowman

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Sharon E. Bowman, an unmarried person who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of November, 2004.

Notary Public

My Commission Expires: SEPT. 22, 2007

(SEAL)

JULIA A. HIRT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076