File #200450456

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 11/18/04 14:09 2pgs
Fees:13.00 Taxes:628.63

20041118-0138740

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 169,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of November, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(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
Rhonda L. Sandker and Herb L. Sandker	new owner	Map: 86-08-A
(NAME) 1036 Tulip Grove	(NAME) 21750 Potter Road	Parcel: 033.00
(ADDRESS) Hermitage TN 37076	(ADDRESS) Kirksville, Mo. 63501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **MICHAEL K. MCLAIN AND WIFE, JENNIFER B. MCLAIN,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **RHONDA L. SANDKER AND HUSBAND, HERB L. SANDKER**, 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 all of Lot No. 472, on the Final P.U.D. Plan, Planned Unit Development, Re-Subdivision of Lots 469 thru 482, Camden Woods, Phase III-A, , as shown by plat appearing of record in Plat Book 7900, Page 642, 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 Michael K. McLain and wife, Jennifer B. McLain by Warranty Deed dated December 12, 2002 of record in Instrument No. 20021213-0153791, Register's Office for Davidson County, Tennessee.

Possession to be given on or before December 1, 2004.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions as of record in Book 7620, Page 561, Book 7657, Page 580, Book 7695, Page 926 and Book 9036, Page 329; By-Laws as of record in Book 7620, Page 583; Charter for Homeowners' Association as of record in Book 7661, Page 32; Declaration of Reciprocal Covenants and Easements for the Creation of a Joint Driveway as of record in Book 9340, Page 544; all matters shown on plat of record in Plat Book 7900, Page 642; 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 1036 Tulip Grove, 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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 12th day of November, 2004.

Michael K. McLain

Jennifer B. McLain

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Michael K. McLain and wife, Jennifer B. McLain who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of November, 2004.

Notary Public

My Commission Expires: 7-23-05

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

(SEAL)

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