Davidson County DEEDWARR
Recvd: 03/17/05 15:24 2 pgs
Fees:13.00 Taxes:384.80

20050317-0029693

WARRANTY DEED

B-KW-05-4009

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF March, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JAMES L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

THIS INSTRUMENT WAS PRERARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean Willis	SEAN WILLIS (NAME)	
4009 Buena Vista Place (ADDRESS)	4009 BUENA VISTA PLACE (ADDRESS)	59-10-89
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37218 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JACQUELYN D. SANDERS, UNMMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SEAN WILLIS, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 20, HAYNES ESTATES, SECTION ONE, as shown on plat of record in Plat Book 3700, Page 127, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jacquelyn D. Sanders by Warranty Deed from Salley M. Lyons and husband, Michael Daniel Lyons, recorded on the 16th day of May, 2003 in Instrument No. 20030516-0067237, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4009 Buena Vista Place, Nashville, Tennessee 37218
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 9th day of March, 2005.

Jacquelyn D. Sanders

STATE OF Tennessee
COUNTY OF Davidson

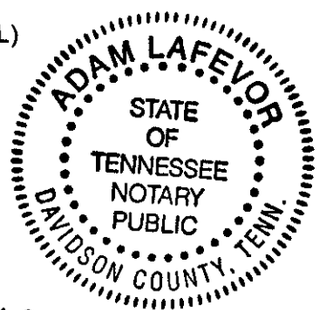
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jacquelyn D. Sanders, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 9th day of March, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

~~RETURN TO:~~

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

RETURN TO: 1734

Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214