THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 20120G

MAP/GROUP/PARCEL:
142-5C/37

NEW OWNER'S NAME AND ADDRESS:
George B. Sanders, Jr. and Kathryn C. Sanders
1019 Todd Preis Drive
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 03/22/05 15:44 2 pgs
Fees:13.00 Taxes:599.40
20050322-0031358

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JAMES M. CROWSON AND MARTHA C. CROWSON, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto GEORGE B. SANDERS, JR. AND KATHRYN C. SANDERS, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being UNIT No. T-401, together with carport designated T-401-C, on the plan of River Plantation, Section Four, according to the Master Deed of record in Book 4892, page 440; Book 4892, page 456; Book 4892, page 484 and Book 4954, page 756, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 4860, page 17, 18 and 19, as amended in Book 4860, page 107, 108 and 109, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property commonly known as 1019 Todd Preis Drive, Nashville, TN 37221.

BEING the same property conveyed to Grantors herein by deed of record in Instrument 20010531-0056181, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

James M. Crowson

Martha C. Crowson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, James M. Crowson and Martha C. Crowson, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 18th day of March 2005.

NOTARY PUBLIC

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $162,000.00.

AFFIANT

Sworn to and subscribed before me, this the 18th day of March 2005.

NOTARY PUBLIC

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2006