WARRANTY DEED

B-GT-05-509

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,900.00

Jacquelyn Sanders
Affiant

Subscribed and sworn to before me, this 11th DAY OF March, 2005.

Notary Public

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: (AFFIX SEAL)
My Commission Expires NOV. 22, 2008

THIS INSTRUMENT WAS PREPARED 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
Jacquelyn D. Sanders	Guaranty Trust Company, ISAOA	
509 Longleaf Court	(NAME) P.O. Box 1218	60-11-A-58 CO
(ADDRESS) Nashville, Tennessee 37207	(ADDRESS) Murfreesboro, TN 37133-1218	
(CITY) (STATE) (ZIP)	(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 T & T BUILDING CONTRACTORS, LLC , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JACQUELYN D. SANDERS, 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 60, PINE RIDGE, SECTION FOUR, as shown on plat of record in Plat Book 6900, Page 189 as amended in Book 9700, Page 102 and Book 9700, Page 178, 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 T and T Building Contractors by Warranty Deed from Matt Ward recorded September 23, 2004 in Instrument No. 20040923-0114994, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 6900, page 189; Book 9700, page 102; Book 9700, page 178; Book 10886, page 191; Instrument No. 20000307-0023333; Book 7903, page 352; Book 8006, page 926; Book 8940, page 344; Book 8006, page 946; Book 8940, page 348, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 509 Longleaf Court, Nashville, Tennessee 37207
(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 11th day of March, 2005.

T & T Building Contractors, LLC

By: _____

Title: General Manager

Davidson County DEEDWARR
Recvd: 03/24/05 15:52 2 pgs
Fees:13.00 Taxes:351.13

20050324-0032279

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas Roberts, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she is the President General Manager of T & T Building Contractors, LLC, a Tennessee limited liability company, the maker, that he/she is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he/she executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal
on this the 11th day of March, 2005.

NOTARY PUBLIC

My Commission Expires: _____

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903