This Instrument Prepared by James S. Hereford, Jr.,
Attorney at Law, Fayetteville, Tennessee 37334

Davidson County DEEDWARR
Recvd: 04/07/05 10:09 3 pgs
Fees:18.00 Taxes:222.00
20050407-0038261

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned grantors, Lelon Wayne Sanderson and wife, Rebecca Davis Sanderson, have this day bargained and sold and do hereby grant, bargain, sell and convey unto John Michael Davis, a single person, grantee the following described tract or parcel of land, together with all improvements located thereon, lying, situate, and being in the 13th Civil District of Davidson County, Tennessee, bounded and described as follows:

> BEGINNING in the center of Drake's Branch Road at a point 21 feet, more or less, west of the southwesterly corner of the property conveyed to Ross Raymer, of record in Book 2748, Page 350, Register's Office for said County; thence with Raymer and Gay's southerly line south 87 degrees 41 minutes east 557.88 feet to a point; thence south 5 degrees 17 minutes 41 seconds west 306.4 feet to an iron pin; thence north 87 degrees 51 minutes 50 seconds west 484.58 feet to the center of Drake's Branch Road; thence with the center of said road, north 4 degrees 44 minutes west 149.11 feet to a spike; thence north 10 degrees 21 minutes west 163.14 feet to the beginning, containing 3.65 acres, more or less, as per survey of Southern Land Surveying Co., Inc., dated June 21, 1967. DESCRIPTION SAME AS IN THE PREVIOUS DEED OF RECORD.
>
> The hereinabove described real estate is the same and identical real estate heretofore conveyed unto the undersigned grantors, Lelon Wayne Sanderson and wife, Rebecca Davis Sanderson, by deed of Hettie Woodroof, dated September 7, 1967, which deed is to be found of record in the Register's Office of Davidson County, Tennessee, in Book 4169, Page 78, to which deed reference is here had for more particulars.

TO HAVE AND TO HOLD the hereinabove described tract or parcel of land, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining, unto said John Michael Davis and unto his heirs and assigns in fee simple, forever.

The undersigned grantors COVENANT with the said John Michael Davis, grantee, that they are lawfully seized and possessed of the hereinabove described real estate, that they have a good and perfect right to sell and convey the same, and that the same is free, clear, and unencumbered, save and except for the lien to secure the payment of the 2005 Metro ad valorem real estate taxes, which taxes will be paid by the grantee named herein, and save and except for such rights as may be vested in various governmental bodies or other parties to easements or rights-of-way for public roads, highways, utilities, or other visible easements.

JAMES S. HEREFORD, JR.
ATTORNEY AT LAW
P.O. BOX 802
FAYETTEVILLE, TN 37334
TELEPHONE (931) 433-3138
FAX (931) 433-1379

The undersigned grantors FURTHER COVENANT with the said John Michael Davis, grantee, and hereby bind themselves, their heirs and assigns to warrant and forever defend the title to the real estate being hereby conveyed against the lawful claims and demands of all persons whomsoever, save and except for said 2005 Metro ad valorem real estate taxes, and save and except for said easements or rights-of-way.

IMMEDIATE POSSESSION of the herein conveyed real estate is hereby given to the grantee named herein.

The legal description and the state of the title of the property have been furnished to the draftsman by the undersigned grantors, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

IN TESTIMONY OF ALL WHICH, the undersigned grantors have hereunto set their hands and signatures on this the 31ST day of March, 2005.

Lelon Wayne Sanderson

Lelon Wayne Sanderson

Rebecca Davis Sanderson

Rebecca Davis Sanderson

STATE OF TENNESSEE

COUNTY OF LINCOLN

Before me, the undersigned Notary Public at Large in and for said State, personally appeared the within named Lelon Wayne Sanderson and wife, Rebecca Davis Sanderson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Fayetteville, Tennessee, this the 31ST day of March, 2005.

JAMES S. HEREFORD, NOTARY PUBLIC AT LARGE LINCOLN COUNTY, TN

Notary Public at Large

My commission expires: 5/7/05

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 60,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

John M. Davis
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME this the _____ day of March, 2005.

Notary Public at Large

WALTER D. CONYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My commission expires: 9-22-07

NAME AND ADDRESS OF ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES

John Michael Davis
4815 Drake Branch Road
Nashville, TN 37218

(Tax Map 58, Parcel 177.00)

gwd-Sanderson-Davis.sh