Box 44

Davidson County DEEDWARR
Recvd: 04/15/05 10:28 2 pgs
Fees:13.00 Taxes:723.35

20050415-0042072

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $195,500.00.

Affiant

Subscribed and sworn to before me, this 13th day of April, 2005.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JULY 21, 2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Mark Conway Sandidge and Scott Sandidge 4505 Harding Pike, #130 Nashville, TN 37205	First Horizon Home Loan 1602 W. Northfield Blvd., #300 Murfreesboro, TN 37129	116-3B-130.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DARLENE PETERS, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MARK CONAWAY SANDIDGE, UNMARRIED AND SCOTT SANDIDGE, UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, hereinafter called the Grantees, their heirs and assigns, in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 130, Royal Oaks Apartments, a Condominium, a Horizontal Property Regime, located on Harding Road, Davidson County, Tennessee, as shown on the plat of Royal Oaks Apartments, Condominium Apartments, of record in Plat Book 5200, page 45, said Register's Office, and described in a Master Deed recorded in Book 5282, page 972, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Royal Oaks Apartments, Condominium Apartments contained in the Master Deed and By-Laws appended thereto of record in Book 5282, page 972, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Darlene Peters and Norman Ginsberg, as joint tenants with right of survivorship by deed from National Residential Nominee Services, Inc., a Delaware corporation, of record as Instrument No. 20030922-0139650, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Darlene Peters, unmarried by deed from Norman Ginsberg, unmarried, of record as Instrument No. 20050415-0042071, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 4660, page 59, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the Plan of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee.

4. Master Deed of record in Book 5282, page 972, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4835, page 964, Register's Office for Davidson County, Tennessee.

6. Sewer easement of record in Book 3347, page 188, said Register's Office.

7. Rights of others in and to the common elements.

This is improved property known as 4505 Harding Pike, #130, Nashville, TN 37205.

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 I covenant with the said Grantees that I am 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 I further covenant and bind myself, my 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 person whomsoever.

WITNESS my hand this 13th day of April, 2005.

Darlene Peters

DARLENE PETERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DARLENE PETERS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of April, 2005.

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires JULY 21, 2007

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