WARRANTY DEED

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$64,600.00**.

Affiant

Subscribed and sworn to before me, this the 11th day of May, 2005.

Notary Public

My commission expires: 07/06/08
(AFFIX SEAL)

DENISE T. TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Betty Parker	**SAME**	**043-11-012.00**
214 McArthur Dirve		
Madison, TN 37115		

Davidson County DEEDWARR
Recvd: 05/19/05 10:59 2 pgs
Fees:13.00 Taxes:239.02
20050519-0056582

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Robert L. Sanford and wife, Erika A. Sanford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Betty Parker, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 115 on the unrecorded map of a subdivision of Tracts 1 and 13, Anderson Estates, of record in Book 1130, page 37, Register's Office for said County, and described according to a survey by Anderson and Gee Surveyors, as follows:

Beginning at a point in the westerly margin of McArthur Drive at the corner of Lots 114 and 115; thence with the line between said lots westerly 150 feet to a point, said point being a corner of lot 163 in the east line of the west line of the TVA Power line, thence, with the line between lots 115 and 163, northerly 50 feet to the corner of lot 116; thence with the line between lots 115 and 116, easterly 150 feet to the west margin of McArthur Drive, thence with the margin of same southerly 50 feet to the point of beginning.

Being the same property conveyed to Robert L. Sanford and wife, Erika A. Sanford, by Deed from Claude Brewington and wife, Margaret O. Brewington, dated 10/30/84, of record in Book 6415, page 337, Register's Office for Davidson County, TN.

This is improved property, known as **214 McArthur Dirve, Madison, TN 37115**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, 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 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 **May, 2005.**

Robert L. Sanford

Erika A. Sanford

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Robert L. Sanford and wife, Erika A. Sanford,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of **May, 2005.**

Notary Public

My Commission Expires:

