208

PROPERTY TAX INFORMATION:

OWNER: Barbara Ralph
154 Heritage Trace Drive
Madison, TN 37115

MAILING ADDRESS: P O BOX 1855
MADISON, TN 37116

SEND TAX BILLS TO: ~~XXXXXX~~
COUNTRYWIDE HOME LOANS, INC.
P O Box 660694
DALLAS, TX 75266-0694

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

Map/Group: 42-11-B
Parcel: 124

Davidson County DEEDWARR
Recvd: 05/26/05 10:23 2 pgs
Fees:13.00 Taxes:536.50

20050526-0059475

PLEASE RETURN TO: AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, we the undersigned, **Ray F. Sanderson and wife, Jean E. Sanderson**, have bargained and sold and does hereby transfer and convey unto **Barbara Ralph,** her heirs and assigns, forever, that certain tract or parcel of real estate situated in the Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 154, on the Plan of Heritage Village, according to the Master Deed of record in Book 4758, page 179, amended by Book 4808, page 829, Book 5102, page 383, Book 6380, page 989, supplemented and amended by Book 6484, Page 287, in the Register's Office of Davidson County, Tennessee, and Plan in Book 4460, Page 110, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Ray F. Sanderson and wife, Jean E. Sanderson by Warranty Deed from Beulah M. Woods, unmarried dated December 2, 1998 and filed for record in Book 7721, page 708, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantee, her heirs and assigns, forever.

We, the undersigned, covenants with the said Grantee that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered, except by lien of the 2005 property taxes which have been prorated between the parties and the Grantors having paid their prorata share unto the Grantee at closing, the Grantee agreeing to pay the same in full when due.

We, the undersigned, further covenants and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate to the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantors to the Grantee upon delivery of this deed.

WITNESS OUR HAND, this the 23rd day of May, 2005.

Ray F. Sanderson

Ray F. Sanderson

Jean E. Sanderson

Jean E. Sanderson

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

On this 23rd day of May, 2005, before me personally appeared Ray F. Sanderson and wife, Jean E. Sanderson, to me known or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

Gail H. Hudson

NOTARY PUBLIC

GAIL H. HUDSON NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

My Commission Expires: ~~06/22/08~~ 11/26/05

STATE OF TENNESSEE)
ss
RUTHERFORD COUNTY)

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 145,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Barbara Ralph

AFFIANT

Sworn to and subscribed before me, on this 23rd day of May, 2005.

NOTARY PUBLIC

My Commission Expires: ~~06/22/08~~ 9-22-07

/G4242

DANIEL L. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, [illegible]