Davidson County DEEDWARR
Recvd: 06/13/05 13:04 2 pg
Fees:12.00 Taxes:0.00
20050613-0067279

This instrument prepared by:
Donna Sanders
247 Tanksley Avenue
Nashville, Tennessee 37211

Return to:
RECORDING DEPT.
Lenders First Choice
3850 Royal Avenue
Simi Valley, CA 93063
T2046608

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Donna Sanders	Donna Sanders	
247 Tanksley Avenue	247 Tanksley Avenue	Map/Parcel: 119-14-50
Nashville, Tennessee 37211	Nashville, Tennessee 37211	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Donna Sanders, a married woman, formerly known as Donna McAmis, and joined by her spouse Ronald F. Sanders has this day bargained and sold, and does hereby transfer and convey unto the said Donna Sanders, a married woman as her sole and separate property, Grantees herein, their successors and assigns, certain real estate in Davidson County, Tennessee as follows:

THE FOLLOWING DESCRIBED TRACT OF LAND BEING LAND IN DAVIDSON COUNTY, TENNESSEE, BRING LOT NO. 21, BLOCK "D" OF WOODBINE COURTS, PART II, NOT OF RECORD. SAID LOT NO. 21 FRONTS 85 FEET ON THE SOUTH SIDE OF TANKSLEY AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 156.5 FEET TO A DEAD LINE ON WHICH IT MEASURES 85 FEET, AND MORE PARTICULARLY ACCORDING TO A SURVEY PREPARED BY JOHN B. KOHL, III, DATED NOVEMBER 24, 1978.

Being the same property conveyed to Donna McAmis by Deed from Michael A. McAmis of record as Instrument No. 200004130037575, said Register's Office.

The express purpose of this conveyance is to Change Name.

This is unimproved (✓) property known as 247 Tanksley Avenue, Nashville, Tennessee 37211
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 our hand this 25 day of May, 2005, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Donna Sanders, f/k/a Donna McAmis

Ronald F. Sanders

ACKNOWLEDGMENT

STATE OF TN
COUNTY OF Davidson

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Personally appeared before me, Ann Stathos Donnell, a Notary Public in and for said County and State, **Donna Sanders, f/k/a Donna McAmis** and **Ronald F. Sanders** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Davidson County this 25 day of May, A.D., 2005.

NOTARY STAMP/SEAL

Ann Stathos Donnell
State of Tennessee Notary Public
Davidson County

NOTARY PUBLIC
Notary Commission Expires: 01/24/09

AFFIDAVIT OF VALUE

STATE OF California
COUNTY OF Ventura

The actual consideration or value whichever is greater, for this transfer is $~~160,000.00~~ 10.00

Subscribed and sworn to before me this the 3rd day of June, 2005

(Affix Seal)

Leticia Valdivia
Affiant

Faith Noelle Cooksey
Notary Public
My Commission Expires: 09/22/2006

FAITH NOELLE COOKSEY
Commission # 1376106
Notary Public - California
Ventura County
My Comm. Expires Sep 22, 2006