PROPERTY TAX INFORMATION:

OWNER: Ray Sanderson and wife,
Jean Sanderson
155 Stoners Glen Drive
Hermitage, TN 37076

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

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

Map/Group: 75-15-A
Parcel: 155

Davidson County DEEDWARR
Recvd: 06/16/05 09:56 2 pgs
Fees:13.00 Taxes:869.50
20050616-0068926

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, **Wesley A. Ball and wife, Helen A. Ball,** have bargained and sold and does hereby transfer and convey unto **Ray Sanderson and wife, Jean Sanderson,** their heirs and assigns, forever, that certain tract or parcel of real estate situated in the GSD-02675 Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

BEING Lot/Unit No. 155, on the Plan of First Revision, Stoner's Glen, of record in Instrument 20001208-0121075 and corrected in Instrument 20010117-0005055 and Instrument 20010109-0002802, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Wesley A. Ball and wife, Helen H. Ball by Warranty Deed from Frank Batson Homes, Inc. dated May 31, 2001 and filed for record in Instrument No. 20010604-0057704, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 200005260052723 and Instrument 20001215-0123565, said Register's Office.

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 Grantees, their heirs and assigns, forever.

We, the undersigned, covenants with the said Grantees 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 Grantees at closing, the Grantees agreeing to pay the same in full when due.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

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 Grantees, their 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 Grantees upon delivery of this deed.

WITNESS OUR HAND, this the 15th day of June, 2005.

Wesley A. Ball

Helen A. Ball

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

On this 15th day of June, 2005, before me personally appeared Wesley A. Ball and wife, Helen A. Ball, 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.

NOTARY PUBLIC

My Commission Expires: 03-22-09

DEBBIE BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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 $ 235,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, on this 15th day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 03-22-09

DEBBIE BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

/G4056