Davidson County DEEDWARR
Recvd: 06/29/05 10:11 2 pgs
Fees:13.00 Taxes:290.45
20050629-0074652

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $78,500.00

Affiant

Subscribed and sworn to before me this 27th day of June, 2005.

Notary Public
My commission expires: 12-9-07

WENDY L. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax-Information
Donald and Viola Prosser PO Box 330184 Nashville TN 37203	Same	086-02-0

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sand Enterprises, LLC a Tennessee Limited Liability Company**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Donald Prosser and wife, Viola Prosser**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 98, on the Plan of Dodson Heights, of record in Plat Book 2900, Page 113, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Sand Enterprises, LLC a Tennessee Limited Liability Company, by deed, dated 03/31/04, from Kay P. Hoskins a/k/a Kay P. Cooper Hoskins a/k/a Kay P. Brasswell, a single woman, of record in Instrument No. 20040407-0039657, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6028 Cortez Court, Hermitage, TN 37076

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27 of June, 2005.

Sand Enterprises, LLC a Tennessee Limited Liability Company

By: _____
Mike Dillard

ITS: Manager

By: _____
Boyd Sadler

ITS: secretary

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mike Dillard and Boyd Sadler, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Manager and Secretary, respectively, of Sand Enterprises, LLC a Tennessee Limited Liability Company, the within named bargainor, and that they are authorized by Sand Enterprises, LLC a Tennessee Limited Liability Company, to execute this instrument on its behalf.

Witness my hand in Hermitage, TN, this 27 day of June, 2005.

_____
Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON