Davidson County DEEDWARR
Recvd: 07/08/05 15:16 2 pgs
Fees:13.00 Taxes:925.00

20050708-0079489

WARRANTY DEED

RECORD & RETURN TO
BELL & ALEXANDER TITLE SERVICES, INC.
204 RIVERGATE PKWY.
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2005

Notary Public:

MY COMMISSION EXPIRES: 11/25/2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Larry Reid	America's Wholesale Lender	Map 025N
6768 Sugar Hill Rd.	7105 Corporate Drive, PTX-A-195	Group C
Nashville, TN 37211	Plano, TX 75024	Parcel 50

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

David A. Sanders

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Larry Reid, a Single Man
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. 187, on the Plan of Sugar Valley, Section Four, of record in Plat Book 9700, Page 374 and as amended by Instrument No. 200005230051444, Register's Office for Davidson County, Tennesse, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to David A. Sanders by deed from Robert D. Truman and wife, Brenda H. Truman dated December 11, 2002 and filed for record in December 11, 2002, in Instrument 20021211-0153053, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 11069, Page 14; Instrument 200005230051637 and Book 11069, Page 24, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Instrument 200005230051444, said Register's Office; and (3) Ingress and Egress Easement of record in Book 5674, Page 863, said Register's Office; (4) Charter for HOA of record in Book 11069, Page 6, Register's Office said County; (5) QCD for common areas to HOA of record in Instrument 200004250041128, Register's Office said County; (6) Sanitary Sewer Easement of record in Book 9487, Page 901 and Book 9343, Page 202, Register's Office said County; (7) Right of Way Easement of record in Plat Book 421, Page 146, Register's Office said County; (8) PUD Boundary of record in Plat Book 9700, Page 374, Register's Office said County.

Power of Attorney of record in Instrument 20050707-0079988, Register's Office said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6768 Sugar Hill Rd., Nashville, TN 37211

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 and assigns forever; and we do covenant with 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 is unencumbered, unless otherwise herein set out; and we do further covenant 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 hand this 28th day of June, 2005.

David A. Sanders by Kathy Carter, attorney-in-fact
David A. Sanders by Kathy Carter,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Kathy Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of David A. Sanders as his Attorney in Fact as the free act and deed of the within named David A. Sanders.

Witness my hand and official seal at Brentwood, Tennessee the 28th day of June, 2005.

My Commission Expires: 1/24/08

Notary Public

