Davidson County DEEDWARR
Recvd: 07/14/05 14:16 2 pgs
Fees:13.00 Taxes:1741.04

20050714-0081896

WARRANTY DEED

B-TRA-05-6405

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,550.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES: 4-25-06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matson H. Sanderson	New Owner	
6405 Jocelyn Hollow Road (ADDRESS)	6405 Jocelyn Hollow Rd. (ADDRESS)	115-15-95.00
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Nashville TN 37205 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BEN MARETT ROOKE, III AND WIFE, JENNIFER C. ROOKE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATSON H. SANDERSON AND KIMBERLY D. SANDERSON, hereinafter called the Grantee(s), their heirs and assigns, that 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. 29 ON THE PLAN OF SECTION I, WEST MEADE FARMS, INC., AS OF RECORD IN PLAT BOOK 1424, PAGE 47, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BEN MARETT ROOKE, III, MARRIED BY WARRANTY DEED FROM LUCY S. KELLY DUVALL AND HUSBAND, GREG DUVALL, RECORDED THE 19TH DAY OF AUGUST, 2002 IN INSTRUMENT NO. 20020819-0100068, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by grantee(s) herein; b) instruments of record in Book 1424, Page 47; Book 6161, Page 299, said Register's Office; and c) any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 6405 Jocelyn Hollow Road, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 6th day of July, 2005.

Ben Marett Rooke, III

Jennifer C. Rooke

Spouse of Grantor herein joins in the execution of this instrument for the purpose of conveying all marital interest in and to said property.

STATE OF Tennessee
COUNTY OF Davidson

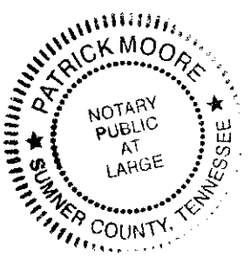
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ben Marett Rooke, III and Jennifer C. Rooke, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of July, 2005.

Notary Public

My Commission Expires: 4-26-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903