Davidson County DEEDWARR
Recvd: 07/22/05 14:51 2 pgs
Fees:13.00 Taxes:661.93
20050722-0085707

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $178,900.00

Affiant

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 14th day of July, 2005.

Notary Public
My commission expires: 9/20/08

02-0507-44097

Address of New Owner:	Send Tax Bills to:	Tax Information
Judy Luquire	1st Trust Bank for Savings	171-2-A
255 Glenstone Circle	P.O. Box 17257	85.00CO
Brentwood TN 37027	Memphis, TN 38187-0257	

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, Kelli L. Sanderson, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Judy Luquire, unmarried and Shelia Luquire, unmarried, 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, being Unit No. 85 on the Condominium Site Plan, Phase 3B, Brentwood Villa, of record in Plat Book 6900, Page 4, as amended in Plat Book 6900, Page 329, together with the Master Deed and By-Laws of record in Book 6923, Page 943, as amended in Book 7035, Page 115; Book 7101, Page 730; Book 7143, Page 18; Book 7266, Page 84; Book 7423, Pages 567 and 574; and Book 8074, Page 564, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kelli L. Sanderson, a single person by Warranty Deed from Kay Awalt Musgrove and husband Robert Musgrove, dated November 27, 2001, of record in Instrument Number 20020111-0004691, 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 255 Glenstone Circle, Brentwood, TN 37027

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our 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 14th day of July, 2005.

Kelli L. Sanderson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kelli L. Sanderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 14th day of July, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 9/4/05

