Name and Address of New Owner:

Elgenia Marshall
901 Brandywine Circle
Old Hickory, TN 37138

Send Tax Bills To:

Same (New Owner)

Prepared by:

David W. McMackin
5200 Maryland Way Ste.110
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/03/05 08:15 2 pgs
Fees:13.00 Taxes:1653.90

20050803-0090604

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater for this transfer is $447,000.00

Map & Parcel No.
64-03-B/72 CO

Julie Wilbanks
Affiant

Subscribed and sworn to before me on this 07/28/05.

Eileen Strange
Notary Public

My Commission Expires: 11-6-06

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO., TENN. MY COMMISSION EXPIRES NOVEMBER 06, 2006

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Patrick B. Sanders and Rachel R. Sanders, husband and wife (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Elgenia Marshall, a single woman (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee described to-wit:

being Lot No. 26 on the Plan of Phase Seven, Section One, Brandywine Pointe, as of record in Book 7900, page 806, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Patrick B. Sanders and Rachel R. Sanders, husband and wife by Warranty Deed dated 09/15/2004 from Tracy Anderson of record in Instrument No. 20041007-0121321, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 901 Brandywine Circle, Old Hickory, TN 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee their successors and assigns forever. Grantor covenants that they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and bind thyself and their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, their and assigns, against the lawful claims of all persons.

WITNESS my hand on this 07/28/05.

Patrick B. Sanders

Patrick B. Sanders

Rachel Sanders

Rachel R. Sanders

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Patrick B. Sanders and Rachel R. Sanders, husband and wife, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and that he executed the foregoing instrument for the purposes therein contained.

In witness whereof, I have hereunto set my hand and seal this 28 day of July, 2005.

Eileen Strange

NOTARY PUBLIC

My Commission Expires:
11-6-06

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO., TENN. COMMISSION EXPIRES NOVEMBER 06, 2006