Realty 48A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $296,500.00

Affiant

Subscribed and sworn to before me, this 29th day of July, 2005.

Notary Public
My commission expires: 5/24/2008

NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 08/08/05 15:21 2 pgs
Fees:13.00 Taxes:1097.05

20050808-0093626

03-0507-32920

Address of New Owner:	Send Tax Bills to:	Tax Information
Jason D. Sanford 860 Brook Hollow Road Nashville TN 37205	1st Trust Bank for Savings P.O. BOX 17257 MEMPHIS, TN 38187-0257	102-11-0-060

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, William H. Woerner, Jr., unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jason D. Sanford and wife, Angelica L. Sanford, 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. 125, on the Plan of Horton Heights, Section VI, of record in Book 2133, Page 24, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William H. Woerner, Jr., a single person, by deed from Steve J. Donnelly, unmarried, dated January 10, 2003, of record in Instrument No. 20030115-0006260, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to William H. Woerner, Jr., a single person and Geoffrey S. Shoffstall, a single person, by Quitclaim Deed dated September 11, 2003 of record in Instrument No. 20030918-0138261, said Register's Office. Further being the same property conveyed to William H. Woerner, Jr., by Quitclaim Deed from Geoffrey S. Shoffstall, dated December 15, 2004 of record in Instrument No. 20050509-0052344, said Register's Office.

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 860 Brook Hollow Road, Nashville, TN 37205

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 29th day of July, 2005.

William H. Woerner, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 29th day of July, 2005.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09