PROPERTY TAX INFORMATION:

OWNER: James C. Sanders
4852 Cascade Drive
Old Hickory, TN 37138

SEND TAX BILLS TO: same

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

Map/Group: 64-8
Parcel: 6

Davidson County DEEDWARR
Recvd: 08/24/05 13:19 2 pg
Fees:13.00 Taxes:499.50
20050824-0101046

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, we the undersigned, **Andrew J. Gammon and wife, Jessie O. Gammon**, have bargained and sold and does hereby transfer and convey unto **James C. Sanders,** his heirs and assigns, forever, that certain tract or parcel of real estate situated in the 4D-60542 Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 299, on the Plan of Sherwood Forest, Section 4, of record in Plat Book 4460, Pages 182 and 183, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed unto Andrew J. Gammon and wife, Jessie O. Gammon by Quit Claim Deed from Andrew Gammon, married of record in Instrument No. 20031001-0144753, dated September 26, 2003, Register's Office for DavidsonCounty, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantee, his heirs and assigns, forever.

We, the undersigned, covenants with the said Grantee that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered, except by lien of the 2005 property taxes which have been prorated between the parties and the Grantors having paid their prorata share unto the Grantee at closing, the Grantee agreeing to pay the same in full when due.

We, the undersigned, further covenants and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate to the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantors to the Grantee upon delivery of this deed.

WITNESS OUR HAND, this the 18th day of August, 2005.

Andrew J. Gammon

Jessie O. Gammon

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

On this 18th day of August, 2005, before me personally appeared Andrew J. Gammon and wife, Jessie O. Gammon, to me known or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

NOTARY PUBLIC

My Commission Expires: 06/22/08

STATE OF TENNESSEE)
SS
RUTHERFORD COUNTY)

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 135,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, on this 18th day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 06/22/08

/G4363