This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 08/26/05 09:20 2 pgs
Fees:13.00 Taxes:595.70
20050826-0102173

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Michelle Greenfield 4607 Camellia Place Nashville, TN 37216	4607 Camellia Place Nashville, TN 37216	61-8-105.00

For good and valuable consideration received, **Anna G. Everton, Conservator for John E. Sanders and wife, Goldia M. Sanders** by these presents does transfer and convey by the Seventh Circuit Court of Davidson County, Tennessee, being **Docket No. 02P-1300 and 02P-1301** unto the Grantees, **Michelle Greenfield and Patricia Carson, both unmarried as joint tenants with the right of survivorship,** all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **John E. Sanders and wife, Goldia M. Sanders**, described as follows:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: BEING PART OF LOT 1 ON THE MAP OF A. J. MCGAUGHEY'S SECOND HAYESBORO ADDITION OF RECORD IN BOOK 547, PAGE 43, REGISTER'S OFFICE FOR SAID COUNTY, BEING LOT 6 ON AN UNRECORDED MAP SHOWING THE GEORGE C. NOLEN 10 ACRE TRACT, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY MARGIN OF CAMELLIA PLACE, THE CORNER OF LOTS NOS. 5 AND 6, SAID POINT BEING 475.5 FEET SOUTH OF THE SOUTH MARGIN OF LOG CABIN ROAD; THENCE WITH THE LINE BETWEEN LOTS 5 AND 6 WESTERLY 220 FEET TO A POINT IN A FENCE LINE THENCE ALONG SAID FENCE SOUTHERLY 100 FEET TO THE CORNER OF LOTS 6 AND 7; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTERLY 220 FEET TO THE WESTERLY MARGIN OF CAMELLIA PLACE; THENCE WITH THE MARGIN OF SAME, NORTHERLY 150 FT. TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM GEORGE A. BING AND WIFE, ELSIE T. BING TO JOHN E. SANDERS AND WIFE, GOLDIA M. SANDERS AS RECORDED ON THE 6TH DAY OF JUNE, 1949 IN BOOK 1725, PAGE 247; WARRANTY DEED FROM JOHN E. SANDERS TO GOLDIA M. SANDERS AS RECORDED ON THE 14TH DAY OF JUNE, 1950 IN BOOK 1851, PAGE 302, AND WARRANTY DEED FROM GOLDIA M. SANDERS TO JOHN E. SANDERS, TO CREATE A TENANCY BY THE ENTIRETIES IN JOHN E. SANDERS AND WIFE, GOLDIA M. SANDERS, AS RECORDED ON THE 21ST DAY OF JUNE, 1968 IN BOOK 4245, PAGE 156, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Said property is being conveyed pursuant to Agreed Order to Authorize Sale of Ward's Real Estate (Docket No. 02P-1300 and 02P-1301) authorizing Anna G. Everton to execute a deed on behalf of John E. Sanders and Goldia M. Sanders.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 5987, Page 124 and Book 5995, Page 655, Register's Office for said County.

This is improved property known as 4607 Camellia Place, Nashville, TN 37216.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as **Conservator for John E. Sanders and wife, Goldia M. Sanders** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 12 day of August 2005.

Anna G. Everton, Conservator
Anna G. Everton, Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12 day of August 2005, before me personally appeared, Anna G. Everton, Conservator for John E. Sanders and Goldia M. Sanders to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the John E. Sanders and Goldia M. Sanders, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 12 day of August, 2005

My commission expires: PATRICK MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires APRIL 25, 2006

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $161,000.00.

Affiant

Subscribed and sworn to before me this 12 day of August, 2005.

My Commission Expires: PATRICK MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires APRIL 25, 2006

Notary Public