RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,600.00.

Melinda Sutherland
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS October 28, 2005.

Leeza Osborne
NOTARY PUBLIC

My commission expires: 11-22-08

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

Davidson County DEEDWARR
Recvd: 11/15/05 10:29 2 pgs
Fees:13.00 Taxes:590.52
20051115-0137848

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary C. Devaney 1211 McAlpine Ave. Nashville, TN 37216	Countrywide Home Loans 2021 N. Gallatin Rd., Ste. 280 Madison, TN 37115	**061-16-0-004.00**

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifty Nine Thousand Six Hundred Dollars and Zero Cents ($159,600.00)**, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **Stuart C. Sanders,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **Mary C. Devaney, an unmarried woman** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in **Davidson County, TN**, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being The Easterly 60 ft. of Lot No. 19 on the Plan of Kennedy & Graves' Plan of Monte Vista of record in Plat Book 421, page 143, Register's Office for said county.

Said part of Lot fronts 60 ft. on the Northerly side of Alpine or McAlpine Avenue and runs back between parallel lines, as measured from the center line of said Avenue, 388.5 ft. to a dead line.

This improved property is known as 1211 McAlpine Avenue, Nashville, Tennessee, 37216.

Being the same property conveyed to Stuart C. Sanders, by Deed from Deborah Martin and Barbara Etheridge, dated 12-20-02, of record in inst. no. 20030102-0000377, in the Register's Office for Davidson County, Tennessee.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes which taxes are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this October 28, 2005.

Stuart C. Sanders

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, a Notary Public, **Stuart C. Sanders** , being by me and duly sworn (or affirmed), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this October 28, 2005.

Notary Public

My commission expires: 1/28/04

NOTARY PUBLIC AT LARGE