THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25151-02-2006** FILE BOX 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Affiant Subscribed and sworn to before me this 2nd day of March, 2006. Notary Public NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE My Commission Expires

WARRANTY DEED

Address New Owner: Thomas K. Sanders 709 Collins Trace Court Nashville, TN 37221	**Send Tax Bills To:** SunTrust Mortgage, Inc. 201 4th Avenue North-7th Floor Nashville, TN 37219	**Tax Information:** Map No.155.08-0C Parcel No. 193.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard M. Sanders and wife, Kelly R. Sanders**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas K. Sanders, married** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 709 Collins Trace Court, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of March, 2006.

Richard M. Sanders

Kelly R. Sanders

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Richard M. Sanders and Kelly R. Sanders**, 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, at office, this 2nd day of March, 2006.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 03/08/06 15:46 2 pgs
Fees:13.00 Taxes:1147.00

20060308-0027262

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 193 on the Plan of Phase 2 Poplar Creek Estates, as of record in Plat Book 6900, page 339 through 347, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Richard M. Sanders and wife, Kelly R. Sanders by Deed dated August 8, 1993 from Wallace Gillespie of record in Book 9067, page 561, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been prorated by the parties and assumed by the Grantee;
2. Restrictive covenants contained in an instrument of record in Book 6804, page 536;
3. Declaration of Covenants, Conditions and Restrictions for Poplar Creek Estates of record in Book 9472, page 824,;
4. Dedication of common area to Poplar Creek Homeowner's Association of record in Instrument No. 20000124-0007575;
5. Charter of Incorporation of Poplar Creek Homeowner's Association of record in Book 7120, page 125;
6. All matters appearing on the Plan of record as Book 7900, page 888 and 889 and Instrument No. 20010911-0098418;
7. All matters appearing on the Plan of record as Book 6900, page 339 through 347; and
8. Storm water detention agreement of record in Book 7099, page 299, Register's Office for Davidson County, Tennessee.