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. 25360-04-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $126,000.00. Affiant Subscribed and sworn to before me this 27th day of April, 2006. Notary Public My Commission Expires: My Commission Expires SEPT 22, 2007

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Timothy W. Sanders Randy Sanders Timothy Simons 609 Comet Drive Nashville, TN 37209	NEW OWNER	Map No.090.12-0 Parcel No. 077.00

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, **Betty F. Hunt, Executrix of Estate of Dorothy G. Darrow, deceased,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy W. Sanders and Randy Sanders and Timothy Simons*** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*as tenants in common

This is improved property located at 620 American Road, Nashville, TN 37209

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 27th day of April, 2006.

Betty F. Hunt, Executrix

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Betty F. Hunt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2006.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 05/09/06 13:09 2 pgs
Fees:13.00 Taxes:466.20

20060509-0054275

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Charlotte Park Section I, as of record in Plat Book 2663, pages 2-6, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Reginald T. Darrow and wife, Dorothy G. Darrow by warranty Deed dated July 2, 1959 from C.E. Francis and wife, Fannie J. Francis of record in Book 2923, page 575, Register's Office for Davidson County, Tennessee. Reginald T. Darrow died January 12, 2003. Dorothy G. Darrow died February 2, 2005. Betty F. Hunt, Executrix, was authorized to sell any of decedent's real property pursuant to the terms of her will of record in Instrument No. 5797-1848918, Probate Court 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. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 9743, page 820, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 2663, pages 2-6, Register's Office for Davidson County, Tennessee.