WARRANTY DEED

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

Davidson County DEEDWARR
Recvd: 08/02/06 10:16 2 pgs
Fees:13.00 Taxes:407.00

20060802-0093822

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2006

Notary Public:

MY COMMISSION EXPIRES: 9-16-07
(AFFIX SEAL)

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robert Sanders	Countrywide Home Loans, Inc.	Map 86
4112 Woodway Lane	8905 Town and Country Circle	Group 12
Hermitage, TN 37076	Knoxville, TN 37923	Parcel 64

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Byron V. Anthony and wife, Tammy D. Anthony

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Robert Sanders and wife, Catherine Sanders

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 94, on the Plan of Valley Grove, Section 6, of record in Plat Book 5200, Page 583, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Byron V. Anthony, unmarried, by deed from Elizabeth J. Swezeny, unmarried, of record in Book 11003, Page 921, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 6112, Page 281, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 583, said Register's Office.

The said Tammy D. Anthony joins in this conveyance to convey any and all marital interest she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4112 Woodway Lane, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of July, 2006.

Byron V. Anthony

Byron V. Anthony

Tammy D. Anthony

Tammy D. Anthony

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Byron V. Anthony and wife, Tammy D. Anthony, 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 official seal at Nashville, Tennessee, this 28th day of July, 2006.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.