FILE BOX 45

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

B-KSR-06-2218

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,090.00

Melissa R. Rudy
Affiant

Subscribed and sworn to before me, this 24th DAY OF October, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow (RTE)
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret A. Sanders	Margaret A. Sanders	
2218 B Cabin Hill Road (ADDRESS)	2218 B Cabin Hill Road (NAME) (ADDRESS)	73-7-207.00
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SANDRA GAIL JOHNSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARGARET A. SANDERS, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot number 54-B Zone Lot Division of Lots 54-58 on the Plan of Section One, Cabin Hill, of record in Plat Book 5200 at page 581 and as amended in Book 6250, Page 154, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sandra Gail Johnson, unmarried by Warranty Deed from Robert Van Eman Donat, Jr. and wife, Dana Darlene Donat of record in Book 9173, Page 118 on November 23, 1993 and filed for record on December 2, 1993, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements as shown of record including those of record in Plat Book 5200, Page 581and Plat Book 6250, Page 154 and Restrictions of record in Book 6430, Page 508 and Book 9412, Page 317, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2218 B Cabin Hill Road, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 23rd day of October, 2006.

Sandra Gail Johnson
Sandra Gail Johnson

Davidson County DEEDWARR
Recvd: 10/25/06 10:38 2 pgs
Fees:13.00 Taxes:311.13

20061025-0132228

STATE OF Tennessee
COUNTY OF DAVIDSON

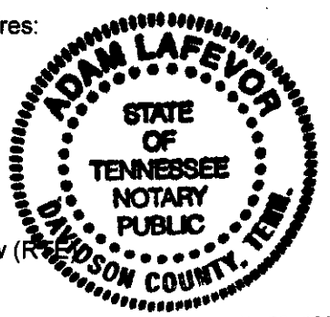
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sandra Gail Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of October, 2006.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title And Escrow (RTE)
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903