ADDRESS NEW OWNER:
Bill Sanford
2616 Pennington Bend Rd.
Nashville TN 37214
SEND TAX BILL TO:
New Owner

Davidson County DEEDWARR
Recvd: 02/05/07 08:47 2 pgs
Fees:13.00 Taxes:333.00
20070205-0014441

MAP & PARCEL NOS.:
86-01-0 24

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Matthew McKenzie AKA Mathew H. McKenzie and wife, Elizabeth E. McKenzie AKA Elizabeth M. McKenzie** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Bill Sanford, married** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 100 on the plan of Dodson Heights Subdivision as of record in Book 2900, Page 113, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description of said property.

Being the same property conveyed to Matthew McKenzie and wife, Elizabeth E. McKenzie, by Warranty Deed dated March 22, 1999, from Tommy Hodges and wife, Dean H. Hodges, of record in Book 11416, Page 755, Register's Office for Davidson County, Tennessee. Matthew McKenzie is one and the same person as Mathew H. McKenzie. Elizabeth E. McKenzie is one and the same person as Elizabeth M. McKenzie.

This is property with a common address of 6024 Cortez Court, Hermitage, TN 37076.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 2900, Page 113, said Register's office and all matters therein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $90,000.00.

Affiant

Subscribed and sworn before me this 2nd day of February, 2007.

My Commission Expires: 11/14/2009

Notary Public

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **2nd** day of **February, 2007**.

Matthew McKenzie AKA Mathew H. McKenzie

Elizabeth E. McKenzie AKA Elizabeth M. McKenzie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Matthew McKenzie AKA Mathew H. McKenzie and wife, Elizabeth E. McKenzie AKA Elizabeth M. McKenzie**, with whom I am personally acquainted, or who 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 office this **2nd** day of **February, 2007**.

Notary Public
My Commission Expires: 11/14/2009

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

File No. 0701-009