Davidson County DEEDWARR
Recvd: 03/21/07 15:03 2 pgs
Fees:13.00 Taxes:481.00

20070321-0034531

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Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Affiant

Subscribed and sworn to before me, this 15th day of March, 2007.

Notary Public
My commission expires: 02/22/09

03-0702-34489

Address of New Owner:	Send Tax Bills to:	Tax Information
Meredith Blackburn	Wachovia Mortgage Corp.	142-07-0-E 204.00CO
7245 Highway 70 S, #204	P.O. Box 57664	
Nashville TN 37221	Jacksonville, FL 32241-7664	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Norman M. Sanders, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Meredith Blackburn, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 204 and Carport No. 204 of the Belle Glen Condominiums, a horizontal property regime created under Title 66, §27-101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed for Belle Glen Condominiums, of record in Book 11127, Page 361, showing Units 1 through 20, and as amended by First Amendment of record in Book 11156, Page 478, and by Second Amendment of record in Book 11166, Page 935, and by Third Amendment of record in Book 11210, Page 184, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws Appended thereto, of record in Book 11127, Page 406, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Belle Glen Condominium, of record in Book 8250, Page 929, and as shown on Exhibit "E" to the Second Amendment to the Master Deed, of record in Book 11186, Page 935, said Register's Office, for a more complete description of each Unit.

Being the same property conveyed to Norman M. Sanders by deed from Kevin Mausert, dated October 2, 2006, recorded October 24, 2006, of record in Instrument No. 20061024-0131517, Register's Office for Davidson County, Tennessee.

Brigitte M. Sanders, wife of Norman M. Sanders, hereby joins in the execution of this instrument to convey her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7245 Highway 70 S, #204, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 15th day of March, 2007.

Norman M. Sanders

Brigitte M. Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Norman M. Sanders and Brigitte M. Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 15th day of March, 2007.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

