This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 03/30/07 13:44 2 pgs
Fees:13.00 Taxes:381.10
20070330-0038350

ADDRESS NEW OWNER:

David K. Sanders and
Kimberly A. Jewell
106 O'Bryan Street
Goodlettsville, TN 37072

SEND TAX BILL:

New Owner

MORTGAGEE:
Capital Bank & Trust Company
1808 West End Avenue, Suite 600
Nashville, TN 37203

MAP AND PARCEL:
MAP 3
PARCEL 50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Felix Bertrand and wife, Angela L. Bertrand**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **David K. Sanders and Kimberly A. Jewell as joint tenants with the right of survivorship** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land lying in the 10th Civil District of Davidson County, Tennessee, further described as follows, to-wit:

BEGINNING at an iron pin in the center of East End Road in the west line of J.A. Crawford (DB 3704, PG 250 RODCT), said pin being the northeast corner of herein described tract; thence with said Crawford's west line South 06 degrees, 49 minutes, 33 seconds East, 989.47 feet to an existing pin on top of a ridge; thence North 86 degrees, 59 minutes, 55 seconds West, 603.29 feet to a 16 inch hickory tree corner; thence North 03 degrees 23 minutes 20 seconds East, 241.44 feet to a stone; thence North 03 degrees, 36 minutes, 08 seconds East, 779.42 feet to an existing iron pin in the center of East End Road; thence with the center of East End Road as follows: South 62 degrees, 04 minutes 24 seconds East, 160.87 feet to a point; thence South 69 degrees, 02 minutes, 51 seconds East 54.36 feet to a point; thence South 87 degrees, 26 minutes, 35 seconds East, 51.98 feet to a point; thence North 89 degrees, 38 minutes, 17 seconds East, 53.03 feet to a point; thence North 79 degrees, 16 minutes, 32 seconds East, 37.25 feet to a point; thence North 73 degrees, 07 minutes, 15 seconds East, 41.89 feet to a point; thence North 78 degrees, 25 minutes, 07 seconds East, 48.04 feet to the point of beginning, according to a survey by Tommy E. Walker, R.L.S., Tennessee License No. #1465.

Being the same property conveyed to Felix Bertrand and wife, Angela L. Bertrand, by deed from Elton Ray Binkley and wife, Deborah Binkley, dated November 12, 1996, of record in Book 10259, page 482, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee,

and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 236 East End Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29th day of March, 2007.

Felix Bertrand

Angela L. Bertrand

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Felix Bertrand and wife, Angela L. Bertrand, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 29th day of March, 2007.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $103,000.00.

AFFIANT

Subscribed and sworn to before me this 29 day of March, 2007.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007