RETURN TO:
Homeland Title, LLC
1896 Generation Dr.
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 08/16/07 09:58 2 pgs
Fees:13.00 Taxes:925.00
20070816-0097860

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $250,000.00

PAMELA JO YATES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Affiant

Subscribed and sworn to before me, this 13th day of August, 2007.

Notary Public
My commission expires: 3/22/08

02-0707-45624

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Debbie M. Sorensen 1529 Douglas Ave Nashville TN 37206	Countrywide Home Loans 4500 Park Granada Calabasas, CA 91302-1613	72-14-0-231

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, Sam Sanford, Married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Debbie M. Sorensen, Unmarried, 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 Lot No. 63, on the Plan of Dr. E. T. Brown's Subdivision of Lots 21-26, Brownsville Addition, of record in Book 332, Page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edward D. Morris and Elsa S. Morris, Trustees of the Morris Family Revocable Living Trust Agreement dated March 29, 1995, Dated March 29, 1995, Recorded March 31, 1995, of record in Book 9632, Page 826, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Sam Sanford, a single man by deed from The Morris Family Revocable Living Trust Agreement dated March 29, 1995, Dated August 4, 2006, Recorded October 4, 2006, of record in Instrument No. 20061004-0123279, Register's Office for Davidson County, Tennessee. Grantor herein makes oath that the property described herein is neither his principal residence nor the principal residence of his spouse and/ or dependents.

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 1529 Douglas Ave, Nashville, TN 37206

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 13th day of August, 2007.

Sam Sanford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sam Sanford, 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 Brentwood, TN, this 13th day of August, 2007.

State of Tennessee at Large

My Commission expires:

1/23/10

ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON