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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/27/07 10:03 2 pgs
Fees:13.00 Taxes:336.70

20070827-0102215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August 2007

DANIEL WISCHHOF NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: (IF ANY) 9/22/07

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lennard P. Parks (NAME)	Fifth Third Mortgage Company (NAME)	MAP 59-06
4809 Buena Vista Pike (ADDRESS)	10710 Sikes Place #350 MD1CFCIA (ADDRESS)	PARCEL 6
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Charlotte, NC 28277 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ronald E. Sanderfer and wife, Stephanie T. Sanderfer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lennard P. Parks and wife, Cassandra Parks

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 6 on the Plan of Buena Vista Estates, Section 1 of record in Book 3842, page 222, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Ronald E. Sanderfer, by Quitclaim Deed, dated October 16, 1996, from Shirley A. Sanderfer, of record in Book 10249, Page 446, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

Stephanie T. Sanderfer joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which she may have in the herein described property, by virtue of her marriage to Ronald E. Sanderfer.

unimproved ( )
This is improved (X) property, known as 4809 Buena Vista Pike, Nashville, TN 37218
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hand s this 24th day of August, 2007

Ronald E. Sanderfer

Ronald E. Sanderfer

Stephanie T. Sanderfer

Stephanie T. Sanderfer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald E. Sanderfer and wife, Stephanie T. Sanderfer

the bargainor s, with whom I am personally acquainted or 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 Goodlettsville, Tennessee, this 24th day of August 2007.

Commission expires 9/23/07

DANIELLE WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public