Prepared by and Recording Requested by:
GAINES & ASSOCIATES PLLC
1770 Kirby Parkway, Suite 134
Memphis, TN 38138

Tax Parcel #061 080 042 00

WARRANTY DEED

Owner & Property Address:	*	Mail Tax Statement to:
COLLEEN SANDERS,	*	COLLEEN SANDERS
BEVERLY S. BEAM and	*	104 Lake Circle Drive
WAYNE W. BEAM, SR.	*	Tullahoma, Tennessee 37388
TRUSTEES OF THE COLLEEN SANDERS	*	
REVOCABLE LIVING TRUST	*	
4610 Log Cabin Road	*	
Nashville, Tennessee 37216	*	

The GRANTOR, COLLEEN SANDERS, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to the:

COLLEEN SANDERS, BEVERLY S. BEAM and WAYNE W. BEAM, SR., Trustees of the COLLEEN SANDERS REVOCABLE LIVING TRUST, dated September 27, 2007.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being parts of lots Nos. 3 and 4 on the Plan of Mrs. Addie Boone's Subdivision, as of record in book 574, page 58, Register's Office for said County, described as follows:

Beginning on the northeasterly margin of Log Cabin Road at the corner of lots Nos. 4 and 5; thence with the line between said two lots eastwardly 219 feet; thence with the easterly line of lots Nos. 2 and 4, northwardly 109 ½ feet; thence southwestwardly 245 feet, more or less, to the northeasterly margin of Log Cabin Road; thence with same southeastwardly 100 feet to the beginning.

Being the same property conveyed to FRANCIS J. SANDERS and wife, COLLEEN SANDERS by Warranty Deed of Record as Book 2140 Page 563 in the Register's Office of Davidson County, Tennessee.

The said FRANCIS J. SANDERS died in 1997 and title having vested in COLLEEN SANDERS as surviving tenant by the entireties.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantor does here covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they will warrant and forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

Davidson County DEEDWARR
Recvd: 11/02/07 14:19 2 pgs
Fees:12.00 Taxes:0.00
20071102-0129616

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 11th day of October, 2007 by the undersigned.

Colleen Sanders
COLLEEN SANDERS

STATE OF **TENNESSEE**
COUNTY OF

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared COLLEEN SANDERS, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 11th day of October, 2007.

PAMELA HOWARD STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY

Pamela Howard
NOTARY PUBLIC My Commission Expires: 12/9/08

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. §67-4-409(a)(3)(F).

STATE OF **TENNESSEE**
COUNTY OF

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

Colleen Sanders
AFFIANT

Subscribed and sworn to before me this 11th day of October, 2007.

PAMELA HOWARD STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY

Pamela Howard
NOTARY PUBLIC My Commission Expires: 12/9/08