RETURN TO
RT4786
THIS INSTRUMENT PREPARED BY:
Resource Title Agency
3931-B Gallatin Pike
Nashville, TN 37216

Davidson County DEEDWARR
Recvd: 11/20/07 13:40 2 pgs
Fees:13.00 Taxes:147.63
20071120-0135988

Address New Owner(s)
Sims Sanders and Lara B Sanders
105 Newton Nook
Brentwood, TN 37027
Send Tax Bills To: SIMS SANDERS AND LAURA B. SANDERS
79 Fairfield Ave
Nashville, TN 37210

Map & Parcel Nos.:
09316032500

WARRANTY DEED

THIS INDENTURE, made and entered into this **9th day of November, 2007**, by and between **Michael W Cothern**, party of the first part, and **Sims Sanders and Lara B Sanders**, party of the second part, ++ WIFE

WITNESSETH: That for and in consideration of **THIRTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($39,900.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Real estate located in Davidson County, Tennessee, described as follows:

Beginning at a point on the easterly margin of Fairfield Avenue, 160.5 feet from the southeast corner of Fairfield Avenue and Fain Street or Hermitage Avenue; thence southerly along the east margin of Fairfield Avenue 31 feet to the northerly margin of a 20 foot alley, opened through said Block D by Weakley & Warren; thence easterly along the north margin of said alley 137 feet, more or less, to a point; thence northerly along a line at right angles to Fain Street or Hermitage Avenue, 31 feet to a point; thence in a westerly direction about 137 feet to the point of beginning and being composed of parts of Lots 1, 2, 3, 9, 10, 11 and 12 on said plan.

INCLUDED in the above description, but EXPRESSLY EXCLUDED therefrom, is that portion of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by Warranty Deed from Maggie Lee Brown, deceased, and Thelma Brown, the sole surviving heir of Maggie Lee Brown, deceased, dated May 5, 1965, recorded May 12, 1965, of record in Book 3889, Page 968, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a part of parts of Lot Nos. 1, 2, 3, 9, 10, 11 and 12 of Block "D" on the Plan of Hermitage Addition to Nashville, of record in Book 57, pages 42 and 43, R. O. D. C., Tennessee.

BEGINNING at a point in the Easterly margin of Fairfield Avenue 160.5 feet from the Southeast corner of Fairfield Avenue and Fain Street; thence Southerly along the East margin of Fairfield Avenue, 31 feet to the Northerly margin of a 20-foot alley; thence Easterly along the North margin of said alley, 10.07 feet to a point in the new easterly margin of Fairfield Avenue, thence North 9 degrees 30 minutes East parallel to and 30 feet from the centerline of Fairfield Avenue 31 feet to a point; thence North 88 degrees West 10.07 feet to the point of beginning and containing 310 square feet.

Being the same property conveyed to Bank of New York as trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2005-14 by Trustee's Deed from Billy Glass as Co-Trustee dated May 9, 2007 and recorded May 16, 2007 in Instrument Number 20070516-0058423, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Michael Cothern by Special Warranty Deed from Bank of New York as trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2005-14 dated October 17, 2007 and recorded on October 23, 2007 in Instrument No. 20071023-0125274, said Register's Office.

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 party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Michael W. Cothern

Michael W Cothern

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael W Cothern** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 9th **day of** November, **20**07.

My commission expires: _____

Notary Public

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 26, 200_

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $339,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 9th **day of** November, **20**07.

PROPERTY ADDRESS:
79 Fairfield Ave
Nashville, TN 37210

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY [illegible]09