THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***200,700.00.

Affiant

Subscribed and sworn to before me this 19th day of November 2007.

Notary Public

My Commission Expires: 9/30/09

Davidson County DEEDWARR
Recvd: 11/21/07 13:52 2 pgs
Fees:13.00 Taxes:742.59
20071121-0136470

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Stuart C. Sanders 812 Rosebank Avenue Nashville, Tennessee 37206	Countrywide Bank, FSB 2021 N. Gallatin Road, #280 Madison, TN 37115	MAP 084.010 PARCEL 035.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Thousand Seven Hundred and 00/100 Dollars ($***200,700.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, Mary Potts, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Stuart C. Sanders, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 411 on the Plan of Dugger Heights, Section IV, of record in Plat Book 2083, Page 86, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and particular description of the property.

BEING the same property conveyed to Mary Potts and Patricia Ruth Davis, both unmarried, from Michael Davis and wife, Tammy R. Davis by deed dated September 28, 2004, of record as Instrument No. 20041005-0119548, and being further conveyed to Mary Potts, unmarried, from Patricia Ruth Davis, unmarried, by deed dated June 30, 2006, of record as Instrument No. 20060630-0078505, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 812 Rosebank Avenue, Nashville, Tennessee 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 GRANTEE, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, and has a good right to convey it and the same is unencumbered, except as follows:

1. Matters, if any, shown on the Plan of Dugger Heights, Section IV of record in Book 2083, Page 86, in the Register's Office for Davidson County, Tennessee.

2. Covenants, conditions, restrictions, reservations and/or easements, if any, contained in former instruments of record pertaining to the subject property.

GRANTOR FURTHER COVENANTS and binds herself and her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 19th day of November 2007.

Mary Potts

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 Mary Potts, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 19th day of November 2007.

Notary Public

My Commission Expires: 9.30.09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY