THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 11/29/07 12:12 2 pgs
Fees:13.00 Taxes:455.10
20071129-0138499

Our File Number: 29088KP

MAP/GROUP/PARCEL: 053000A 10500

NEW OWNER'S NAME AND ADDRESS:
Janet Sanders
2100 Riverway Dr.
Old Hickory TN 37138

SEND TAX BILLS TO:
~~NEW OWNER~~
Regions Bank
2050 Parkway Office Cir.
Birmingham AL 35244

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **Henry Marshall, unmarried**, hereinafter called Grantor, does hereby transfer and convey unto, **Janet Sanders, an unmarried woman**, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 105, on the Plan of Phase One, Waterford, as shown on plat of record in Plat Book 6900, page 569, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Henry Marshall in Instrument 20051026-0129152 recorded 10/26/2005, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Henry Marshall and Ladarin Smith in Instrument 20050728-0088196 recorded 7/28/2005, Register's Office for Davidson County, Tennessee.

The subject property is improved property known as
2100 Riverway Drive, OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Henry Marshall

STATE OF TENNESSEE
COUNTY OF Wilson

PERSONALLY appeared before me, the undersigned authority, **Henry Marshall, a single man**, with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Lebanon, Tennessee on this the 16th day of November, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-13-08

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value whichever is greater for this transfer is $123,000.00.

AFFIANT

Sworn to and subscribed before me, this the 16th day of November, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-28-09

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN