Davidson County DEEDWARR
Recvd: 12/07/07 11:56 2 pgs
Fees:13.00 Taxes:484.70
20071207-0141722

Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $131,000.00

Affiant

Subscribed and sworn to before me, this 28th day of November 2007.

Notary Public
My commission expires: 1-16-2008

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Address of New Owner:	Send Tax Bills to:	Tax Information
Ada M. Sanchez	New South Federal Savings Bank	148-07-0-081.00
109 Denise Drive	210 Automation Way	
Antioch TN 37013	Birmingham, AL 35210	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged David E. Sagraves and wife, Rhonda W. Sagraves hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Ada M. Sanchez , a single woman hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 802 on the Plan of Cherokee Hills, Section 8, of record in Book 3700, page 153, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed yo David E. Sagraves and wife, Rhonda W. Sagraves, by deed dated 03/30/1987, from George A. Climer and wife, Barbara F. Climer, of record in Book 7199, page 500, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2008 taxes a lien which are not yet due and payable. 2) All matters appearing on plat of record in Book 3700, page 154. 3) Establishment easement of record in Book 4374, page 397. 4) Restrictive covenants of record in Book 4198, page 609 and in Book 4518, page 495. 5) Any and all easements and restrictions showing and not showing of record.

This property is improved property known as 109 Denise Drive, Antioch, Tennessee 37013

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 28th day of November, 2007.

David E. Sagraves
David E. Sagraves

Rhonda W. Sagraves
Rhonda W. Sagraves

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David E. Sagraves and Rhonda W. Sagraves, 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 Brentwood, Tennessee, this 28th day of November, 2007.

Notary Public

My Commission expires: 3/29/11

FILE NO: 05632

Amy Cross Nance
State of Tennessee Notary Public
Williamson

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds