Davidson County DEEDWARR
Recvd: 01/28/08 08:09 3 pgs
Fees:18.00 Taxes:932.40
20080128-0008261

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 23 day of January, 2008, by and between JERALD BARNES and LORI D. BARNES, HUSBAND AND WIFE, hereinafter called Grantors, and TIMOTHY J. SANDERSON and SHAUNA L . SANDERSON, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JERALD BARNES and LORI D. BARNES, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto TIMOTHY J. SANDERSON and SHAUNA L . SANDERSON, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 633 HIDDEN ACRES DRIVE, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of the Grantors on this the day and year first above written.

SELLER:

Jerald Barnes
JERALD BARNES
Signature of Seller

Lori D Barnes
LORI D. BARNES
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JERALD BARNES and LORI D. BARNES, HUSBAND AND WIFE, the within named bargainors, 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, at Madison, Tennessee, on this the 23 **day of January, 2008.**

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

TIMOTHY J. SANDERSON and SHAUNA L . SANDERSON

633 HIDDEN ACRES DRIVE
MADISON, TENNESSEE 37115

Property Address:

633 HIDDEN ACRES DRIVE, MADISON, TENNESSEE 37115

Person Responsible for Taxes:

Synovus Mortgage
2204 Lakeshore Dr, Ste. 325
Birmingham, AL 35209

Map & Parcel #: MAP 62, PARCEL 82.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$252000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 24th day of **January, 2008.**

Notary Public

My Commission Expires: 01-24-2010

KRISTIE S. TAYLOR
Notary Public at Large
DAVIDSON CO., TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 08-454J

EXHIBIT 'A'

Being Lot No. 4 on the Plan of Neeley's Bend Acres, Section I, as of record in Book 4175, page 140, Register's Office for Davidson County, Tennessee.

Said Lot fronts 133.50 feet on the northerly side of Hidden Acres Drive and extends back between parallel lines 328.80 feet to a dead line.

BEING the same property conveyed to JERALD BARNES and LORI D. BARNES, HUSBAND AND WIFE, by Warranty Deed from ROY C. & WIFE, GENEVIEVE B. DESHA, of record in Instrument No. BOOK 10706, PAGE 246, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 62, PARCEL 82.00).

2. All matters as set forth on the Plat of Section One, Neeley's Bend Acres, of record in Book 4175, page 140, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.