Box 6

Davidson County DEEDWARR
Recvd: 07/10/08 16:10 2 pgs
Fees:13.00 Taxes:2053.50
20080710-0071117

THIS INSTRUMENT PREPARED BY:

MOORELAND TITLE COMPANY, LLC
315 Deaderick Street
Regions Center
Suite 1710
Nashville, Tennessee 37238
(615) 782-0098

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $555,000.00

AFFIANT

Subscribed and sworn to before me, this 7th day of July, 2008.

NOTARY PUBLIC

My Commission Expires: 11/22/08

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Bradley T. Sanderson Diana Sanderson 1501 Paris Avenue Nashville, Tennessee 37212	SunTrust Mortgage, Inc. 1001 Semmes Avenue Richmond, VA 23224-RVW 5023	117-4-278.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Kenneth E. Schriver and wife, Anna W. Roe ("Grantors") do hereby bargain, sell, transfer and convey unto **Bradley T. Sanderson and Diana Sanderson**, husband and wife, ("Grantees") their heirs and assigns, all of their right, title and interest in and to certain property located in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No.67 on the Plan of Victoria Place, of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee.

Said Lot fronts 62.5 feet on the southerly side of Paris Avenue and extends back between parallel lines 130 feet to an alley.

Being the same property conveyed to Kenneth E. Schriver and wife, Anna W. Roe by deed of record in Instrument No. 20070216-0019757, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Anna W. Roe and Kenneth E. Schriver, both unmarried, by deed of record in Instrument No.20050912-0109026, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **Bradley T. Sanderson and Diana Sanderson**, their heirs and assigns, forever.

AND **Kenneth E.Schriver and Anna W. Roe** do hereby covenant with **Bradley T. Sanderson and Diana Sanderson**, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

KEA
AWR

AND **Kenneth E. Schriver and Anna W. Roe** do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said land to **Bradley T. Sanderson and Diana Sanderson**, their heirs and assigns against the lawful claims of all persons whomsoever.

This is ( ) unimproved (X) improved property known as: 1501 Paris Avenue, Nashville, Tennessee 37212

IN WITNESS WHEREOF, this Warranty Deed has been executed this 7th day of July, 2008.

Kenneth E. Schriver

Anna W. Roe

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Kenneth E. Schriver and Anna W. Roe, with whom I am personally acquainted, and who upon oath, acknowledged themselves to be the within named bargainors, and that they as such executed the foregoing instrument for the purpose therein contained, by signing their name.

Witness my hand, at Nashville, Tennessee, this 7th day of July, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

Permitted Encumbrances

1. County Taxes for 2008, have been pro-rated and shall be paid by Grantee, all subsequent years, a lien not yet due and payable

2. Plan of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.