BILL GARRETT, Davidson County
Trans:T20100014589 DEEDWARR
Recvd: 03/11/10 12:45 2 pgs
Fees:13.00 Taxes:1276.50
20100311-0018717

WARRANTY DEED

G-KW-10-1800

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2014
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Leigh Walker Griggs	Wells Fargo Bank, N.A.	
1800 Eastland Avenue	(NAME) 121 Suburban Rd, 1st Fl	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Knoxvillle, TN 37923-5588	83-6-369.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BILLY GENE SANDERS,MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LEIGH WALKER GRIGGS AND HUSBAND, CHRIS J. GRIGGS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1, WL HORNS SPOUT SPRINGS ADDITION, RESUBDIVISION OF PART OF LOT 5, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3842, PAGE 45, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BILLY GENE SANDERS, MARRIED BY WARRANTY DEED FROM JEAN HOLT, UNMARRIED, RECORDED ON THE 12TH DAY OF OCTOBER, 1998 IN BOOK 11153, PAGE 171, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. CAROL A. SANDERS JOINS IN THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 3842, PAGE 45, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1800 Eastland Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 5th day of March, 2010.

Billy Gene Sanders

Carol A. Sanders

STATE OF Tennessee
COUNTY OF Davidson

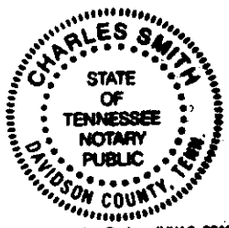
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billy Gene Sanders and Carol A. Sanders, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of March, 2010.

Notary Public

My Commission Expires: 7-3-12

(SEAL)



My Commission Expires JULY 3, 2012

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903