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IDENTIF. & REFERENCE MAIL ENV.

98 MAY 12 AM 9:32

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10926 PG 903

This instrument was prepared by
and should be returned to:

William O. Boyd, Esquire
William O. Boyd, P.A.
Post Office Box 895
Mount Dora, FL 32756-0895

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED, made this 17th day of April 1998, between

LARRY L. SAUNDERS and BETTY D. SAUNDERS, his wife,

hereinafter referred to as "GRANTOR", whose post office address is 12242 Tavares Ridge Circle, Tavares, FL 32778, and

LARRY L. SAUNDERS and BETTY D. SAUNDERS, Co-Trustees,

under agreement dated April 17, 1998, and known as the

SAUNDERS LIVING TRUST
(SAUNDERS REVOCABLE LIVING TRUST)

made by **LARRY L. SAUNDERS and BETTY D. SAUNDERS,** hereinafter referred to as "GRANTEE" or "TRUSTOR", whose post office address is 12242 Tavares Ridge Circle, Tavares, FL 32778.

THE GRANTOR, in consideration of the sum of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, to said GRANTOR in hand paid by said GRANTEE, the receipt of which is hereby acknowledged, has granted, bargained and sold to said GRANTEE and GRANTEE'S successors, and assigns forever the following described land situate in Davidson County, Tennessee, to-wit:

Unit E-104, of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6188, page 744, Register's Office for Davidson

WILLIAM O. BOYD, P.A.
ATTORNEY AT LAW
POST OFFICE BOX 895
MOUNT DORA, FLORIDA 32756
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CASSELBERRY, FLORIDA 32707
(407) 834-3485

County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Subject to all easements, restrictions, right-of-ways, encumbrances, and reservations of record, if any; however, this reference shall not operate to reimpose the same.

and said GRANTOR does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Where used herein the terms GRANTOR, GRANTEE and TRUSTEE shall be construed as singular or plural as the context requires.

Either **LARRY L. SAUNDERS** or **BETTY D. SAUNDERS**, as CO-TRUSTEES, acting alone and without the signature of the other CO-TRUSTEE, shall have the independent power and authority to protect, conserve, sell, convey, lease, encumber, or otherwise to manage and dispose of the real property conveyed by this deed.

The legal description provided herein has been provided by one of the parties and there has been no warranty as to the accuracy thereof. There has been no request for title insurance, title opinion or title assurance and none has been provided.

In the event neither **LARRY L. SAUNDERS** or **BETTY D. SAUNDERS** can continue to serve as TRUSTEE, the successor Trustee shall be **LEONA R. SAUNDERS.**

All Trustees and Successor Trustees are hereby granted the power to protect, conserve and to sell, convey, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

Any person dealing with the TRUSTEE shall deal with said TRUSTEE in the order as set forth above. However, no person shall deal with a SUCCESSOR TRUSTEE

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BOOK 1092 PG 905

until one or more of the following have been received by said person or placed of record in the aforementioned county:

A. The written resignation of the prior TRUSTEE sworn to and acknowledged before a Notary Public.

B. A certified death certificate of the prior TRUSTEE.

C. The order of a court of competent jurisdiction adjudicating the prior TRUSTEE, incapacitated, or removing said TRUSTEE for any reason.

D. The written certification by two licensed physicians that such TRUSTEE is physically or mentally incapable of handling the duties of TRUSTEE.

E. The written removal of a SUCCESSOR TRUSTEE and/or the appointment of an additional SUCCESSOR TRUSTEE by either of the TRUSTORS sworn to and acknowledged before a Notary Public; this right being reserved to either TRUSTOR.

This conveyance is subject to restrictions, reservations, limitations, and easements of record, taxes accruing subsequent to December 31, 1997, and subsequent years, and all mortgages of record, if any, which the GRANTEE herein assumes and agrees to pay.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness 1 (signature)

WILLIAM O. BOYD

Witness 1 (printed name)

Larry L. Saunders (Seal)
LARRY L. SAUNDERS
12242 Tavares Ridge Circle
Tavares, FL 32778

WILLIAM O. BOYD, P.A.
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Witness 2 (signature)

JOAN M. BOYD

Witness 2 (printed name)

Betty D. Saunders (Seal)
BETTY D. SAUNDERS
12242 Tavares Ridge Circle
Tavares, FL 32778

STATE OF FLORIDA
COUNTY OF LAKE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared LARRY L. SAUNDERS and BETTY D. SAUNDERS, who are both personally known to me and who acknowledged before me that they executed the foregoing instrument, and who did not take an oath.

Witness my hand and official seal in the County and State last aforesaid this 10th day of April A.D. 1998.

William O. Boyd
MY COMMISSION EXPIRES DECEMBER 28, 2000
#CC 595110
Bonded thru Troy Fain-Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Notary Signature

The undersigned, being the Grantor(s) and Grantee(s) of the above-described property, hereby affirms that the actual consideration for this property transferred is $0, as the Grantor(s) and Grantee(s) are the same parties and this property is being transferred merely to change title into Grantor(s) revocable living trust.

Larry L. Saunders
LARRY L. SAUNDERS
Affiant

Betty D. Saunders
BETTY D. SAUNDERS
Affiant

DEED/5

5928 05/12 0101 03CHECK 16.00

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