Davidson County DEEDWARR
Recvd: 05/14/03 11:28 2pgs
Fees:13.00 Taxes:1850.00

20030514-0065370

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP41955 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$500,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8TH DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
RUBLE SANDERSON, et ux	**S A M E**	**93-6-74**
407 2ND Avenue, South		**6W 4085**
Nashville, TN 37201		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **I, ANTHONY T. CARR, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUBLE SANDERSON and wife, BRENDA C. SANDERSON**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT**

BEING a portion of Lot No. 81 in the original plan of Nashville, Tennessee, and beginning at the southeast corner of that part of said Lot No. 81 now owned by Hickman Weakley, Trustee, in the northern margin of Broad Street and running thence northwardly at right angles from Broad Street 131.0 feet, more or less, to an alley, to a point which is the northeast corner of a Lot owned by Hickman Weakley, Trustee; thence east with the south margin of said alley parallel with Broad Street, 25.0 feet to the part of said Lot No. 81 now owned by the heirs of Mrs. E. B. Hough; thence parallel with Summer Street (5th Avenue) with the lines of said Lot now owned by the heirs of Mrs. E. B. Hough southwardly 131.0 feet to Broad Street; thence with the northern margin of Broad Street westward 25.0 feet to the point of beginning.

BEING the same property conveyed to Anthony T. Carr, Unmarried, by deed from Louise F. Katz, Unmarried, of record in Book 8231, page 194, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **420 Broadway, Nashville, Tennessee 37203**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 5/8th DAY OF MAY, 2003.

ANTHONY T. CARR

STATE OF CALIFORNIA)
COUNTY OF Riverside)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ANTHONY T. CARR, Unmarried, the bargainor, with whom I am personally acquainted , (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Temecula, California, this the 8th day of May, 2003.

Julia Deibert
NOTARY PUBLIC

My Commission Expires: 2-14-04

JULIA DEIBERT
Commission # 1253573
Notary Public - California
Riverside County
My Comm. Expires Feb 14, 2004