FILE BOX "7"

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42825

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/05/04 11:15 2pgs
Fees:13.00 Taxes:577.20

20040305-0025395

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$156,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
3rd day of March, 2004

Notary Public

MY COMMISSION EXPIRES: 3/29/06

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Saunders et ux	S A M E	182-53
1920 Seminole Avenue		5D 27541
Nashville, TN 37211		

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/WE,

John B. Corcoran, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael L. Saunders and wife, Sherry Saunders

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a tract of land in the 5th, formerly the 6th Civil District of Davidson County, Tennessee being part of Lots Nos. 4, 5, 6, 7, 8, and 9 in the division of Lands of Joseph C. Nance, deceased, of record in Book M, page 703, County Court for said County, and being part of Lot No. 4 on the division of Patton land as made by an unrecorded survey of Stephen A. Draper, Surveyor, October 12, 1959, and said part of Lot No. 4 being designated at Tract A and described according to an unrecorded survey made by Hickerson & Hickerson, Engineers, on February 24, 1972 as follows, to wit:

Beginning at a point in the southerly margin of Hobson Pike, said point being the northeasterly corner of the James Johnson property and the northwesterly corner of the property herein conveyed, said point being 447 feet from the southeast intersection of Whittamore Street and Hobson Pike measured along the southerly margin of Hobson Pike; thence South 84 deg. 39' east along the southerly margin of Hobson Pike 192.9 feet to a point; thence south 4 deg. 12' west 871.50 feet to a point; thence south 84 deg. 39' east 100 feet to a point; thence south 4 deg. 12' west 507.4 feet to a point; thence north 87 deg. West 335.4 feet to a point thence; north 4 deg. 12' east 572.1 feet to a point; thence 84 deg. 30' east 50 feet to a point thence north 3 deg. 09' east 809.7 feet to the point of beginning, and containing 8 acres, more or less.

BEING the same property conveyed to John B. Corcoran by Quitclaim Deed from Elizabeth G. Corcoran of record in Instrument Number 20030401-0042704, Register's Office for Davidson County, Tennessee and being the same property conveyed to John B. Corcoran and wife, Elizabeth G. Corcoran by deed from Wayne L. Hiter and wife, Janice E. Hiter, of record in Book 9775, page 632, Register's Office, Davidson County, Tennessee.

THIS IS INVESTMENT PROPERTY AND HAS NEVEN BEEN THE RESIDENCE OF GRANTOR NOR ANY SPOUSE OF HIS.

Unimproved ( )
This is improved (X) property known as 13701 Old Hickory Blvd., Antioch, TN 37013

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(s) this 3rd day of March, 2004

X _____
John B. Corcoran

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named John B. Corcoran, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of March, 2004.

_____
Notary Public

My Commission Expires: 3/25/06

NOTARY PUBLIC AT LARGE