WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: 4-18-06
(AFFIX SEAL)

DELAINA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
1ST Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David S. Damesworth, and Mohsen Sarfehjoo and wife, Janis C. Sarfehjoo	David S. Damesworth	Map 147, Group 2-O-B, Parcel 86-CO
(NAME)	(NAME)	
706 East Meadows Drive	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, Tennessee 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **BETTY D. SAUNDERS, CO-TRUSTEES of SAUNDERS REVOCABLE LIVING TRUST DATED 04/17/98** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID S. DAMESWORTH AND MOHSEN SARFEHJOO AND WIFE JANIS C. SARFEHJOO**, 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:

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

Being the same property conveyed to Larry L. Saunders and Betty D. Saunders, Co-Trustees of Saunders Revocable Living Trust dated 04/17/98 by deed from Larry L. Saunders and Betty D. Saunders, his wife filed for record 05/12/98 in Book 10926, Page 903,Register's Office of Davidson County, Tennessee

Subject to a Sanitary Sewer easement as shown of record in Book 4895, Page 829, Register's Office of Davidson County, Tennessee.

Subject to Charter for Homeowners Association as shown of record in Book 6188, Page 452, Register's Office of Davidson County, Tennessee.

Subject to Master Deed as shown of record in Book 6188, Page 744, and Book 10016, Page 185, Register's Office of Davidson County, Tennessee.

Subject to By Laws as shown of record in Book 6188, Page 787, Register's Office of Davidson County, Tennessee.

Subject to any Condominium Association Dues that may be assessed.

Davidson County DEEDWARR
Recvd: 04/20/04 15:07 2pgs
Fees:13.00 Taxes:101.75

20040420-0044790

This is improved ☒ unimproved property, known as 550 Harding Place Unit E-104, Nashville, TN 37211
(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 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 our hands this 9th day of April, 2004.

~~Larry L. Saunders, Co-Trustee of Saunders Revocable Living Trust dated 04/17/98~~

Betty D. Saunders

Betty D. Saunders,Co-Trustee of Saunders Revocable Living Trust dated 04/17/98

STATE OF FLORIDA

COUNTY OF Lake

On this 9th day of April, 2004, before me, personally appeared ~~Larry L. Saunders~~ and wife Betty D. Saunders as Trustee of the Saunders Revocable Living Trust, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal at Lake County Florida this 9 day of April, 2004

Commission expires: 11-20-05

Shawn M Ritter
Notary Public

Shawn M. Ritter
MY COMMISSION # DD073624 EXPIRES
November 20, 2005
BONDED THRU TROY FAIN INSURANCE, INC.