Davidson County DEEDWARR
Recvd: 05/18/04 11:57 2pgs
Fees:13.00 Taxes:296.00

20040518-0058062

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Saunders Company of North Florida	New Owner	Map 072-12-0
P.O. Box 993		Parcel 038.00
Bonifay, FL 32425		26b 11930

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Omar Mello, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Saunders Company of North Florida** (The "Grantee"), its successors and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 107 on the Plan of the Subdivision of the Waters Place, as of record in Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee. Said Lot Number 107 fronts 50 feet on the northerly side of Piedmont Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Omar Mello, an unmarried person by deed of record in Instrument Number 20040429-0048614, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Plan of record in Plat Book 332, page 136 and 137, said Register's Office.
3. Restrictions contained in record Book 465, page 457, said Register's Office.

This is improved property commonly known as 137 Piedmont Avenue, Nashville, TN 37216.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $80,000.00.

Affiant

Subscribed and sworn to before me this 5th day of May, 2004.

BARBARA KEAHEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and binds himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 5th day of May, 2004.

Omar Melo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Omar Melo, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of **May**, 2004.

BARBARA KEARY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07