First Volunteer Title of Tennessee, Inc. 1411 West Main Street Ste C Lebanon, TN 37087

This Instrument Prepared By:
**First Volunteer Title of Tennessee, Inc.**
**1411 West Main Street, Suite C**
**Lebanon, Tennessee 37087**

ADDRESS NEW OWNER:
**Henry P. Strzelecki**

SEND TAX BILL TO:
**Mortgagee**

MORTGAGEE:
**Bank of America N. A.**
**830 Central Avenue**
**St. Petersburg, FL 33701**

MAP 043 ~~1424~~
GROUP 11.0
PARCEL 150.00

Davidson County DEEDWARR
Recvd: 08/11/04 09:28 2pgs
Fees:13.00 Taxes:388.50
20040811-0096885

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **S.A.M. Properties, Inc.** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Henry P. Strzelecki, a single man**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Part of Lot no. 8, on the Revised Plan of Myatt and Eagan's Subdivision of Lots 2 and 3 Anderson Estates, as shown on plat of record in Plat Book 1424, page 150, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that property more particularly described in a conveyance by Warranty Deed from Josette Burdin to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4370, page 43, Register's Office for Davidson County, Tennessee.

Beginning at a point in the present southerly right of way line of Myatt Drive at the northwest corner of the Burdin Lands; thence easterly along the northerly line of the Burdin Lands, 10 feet to the new proposed easterly right of way of Myatt Drive; thence southerly along the new proposed right of way of Myatt Drive, 100 feet to a point in the southerly property line of the Burdin Lands; thence westerly along the southerly property line of the Burdin lands; 10 feet to Burdin's southwest corner the same being in the present easterly right of way of Myatt Drive, thence northerly along the present right of way line of Myatt Drive, 100 feet to the point of beginning.

Being the same property conveyed to SAM Properties, Inc., in Instrument No. 20030925-0142372, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 111 Myatt Drive, Madison, Tennessee 37115.

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", its successors and assigns, forever, and GRANTORS do covenant with the said "GRANTEES", its successors and assigns, forever, and GRANTORS do covenant with the said "GRANTEES" that they are lawfully seized and possessesd

of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and "GRANTORS", do further covenant and bind themselves their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and its successors and assigns, against the lawful claims of all persons whomsoever. Whenever 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 the 5 day of August, 2004.

**S.A.M. Properties, Inc.**

**By: Steve McClanahan, President**

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority of the State and County aforesaid, personally appeared **Steve McClanahan** with whom I am Personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President** of **S.A.M. Properties, Inc.**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 5 day of August, 2004.

NOTARY PUBLIC

TAMMY LYNN SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ 105,~~000.00~~.

AFFIANT

Subscribed and sworn to before me on this 5 day of August, 2004.

NOTARY PUBLIC

My Commission Expires: 7-13-2008

TAMMY LYNN SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY