Return To: Aspen Grove Title, Inc.
201 Seaboard Lane
Suite 100
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $815,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of October, 2004.

CINDY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

Notary Public

My Commission Expires: 7/29/06

Davidson County DEEDWARR
Recvd: 10/21/04 13:32 2pgs
Fees:13.00 Taxes:3015.50
20041021-0126859

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
William Saunders and Abbe Saunders
606 Lynnwood Boulevard
Nashville, Tennessee 37205

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
130-03-0-096

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert W. Royer and wife, Madeleine M. Royer** hereinafter referred to as Grantors, hereby transfers and conveys to **William Saunders and wife, Abbe Saunders** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee being Lot No. 201 and part of 7th Street, (now closed), on the Plan of Part of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, described as follows:

Beginning at an iron pin on the easterly margin of Lynnwood Boulevard, at the southwest corner of the property conveyed to Jack R. Ames, and wife, by deed from Royal Oaks Land Company, as of record in Book 1472, page 93, said Register's Office ; thence with Ames' southerly line, eastwardly 311.5 feet to the westerly margin of Brighton Avenue, now closed; thence with the westerly margin of said Avenue, now closed, crossing 7th Street, now closed, 170.9 feet to the southerly margin of 7th Street, now closed, as shown on the said Plan ; thence with same, westwardly to the easterly margin of Lynnwood Boulevard; thence with said Boulevard northwardly 186.85 feet, more or less, to the beginning.

Being the same property conveyed to Robert W. Royer and wife, Madeline M. Royer by warranty deed from Jacqueline R. Del Negro and husband, Anthony T. Del Negro of record in Book 9934, page 740, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 421, Page 102 & 103, Register's Office for Davidson County, Tennessee.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 606 Lynnwood Boulevard, Nashville, Tennessee 37205.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 15th day of October, 2004.

x _____
Robert W. Royer

x _____
Madeleine M. Royer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert W. Royer and wife, Madeleine M. Royer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of October, 2004.

_____
Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires 11/02/05