THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23377-09-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $675,000.00. Affiant Subscribed and sworn to before me this 15th day of October, 2004. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE Christina M. Read My Commission Expires November 23, 2006 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: David Herlitzka Ann Herlitzka 2302 Hampton Avenue Nashville, TN 37215	**Send Tax Bills To:** NBC P. O. Box 30046 Durham, NC 27702	**Tax Information:** Map No.117.06-0 Parcel No. 048.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William A. Saunders and wife, Abbe Saunders**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Herlitzka and wife, Ann Herlitzka** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2302 Hampton Avenue, Nashville, Tennessee 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of October, 2004.

William A. Saunders

Abbe Saunders

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William A. Saunders and Abbe Saunders**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 10/21/04 13:39 2pgs
Fees:13.00 Taxes:2497.50

20041021-0126895

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 105 feet of the easterly 255 feet of the northerly part of Lot No. 16 on the Plat of Hilsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, May, 1910, as follows:

Beginning on the northerly margin of Hampton Avenue at a point 150 feet west of the center line of 23rd Avenue South, said point being the southwest corner of the property conveyed to Wm. A. Bass and wife, by deed frolm Loiette Hampton Hume et al., of record in Book 1003, page 298, Register's Office for said County; thence with the northerly margin of Hampton Ave. westwardly 105 feet to the southeast corner of the property conveyed to Mrs. Louise McLaughlin Harwell by deed from Loiette Hampton Hume et al., of record in Book 999, page 235, said Register's Office; thence with said Harwell's easterly line, northwardly 341.8 feet, more or less, to the southerly line of Lot No. 4; thence with said line eastwardly 105 feet to the northwest corner of said Bass property; thence with said Bass' westerly line, southwardly 341 feet, more or less, to the beginning.

Being the same property conveyed to William A. Saunders and wife, Abbe Saunders by deed dated September 4, 2002 from Joseph J. Faison and wife, Laura B. Faison, of record as Instrument No. 20020909-010 8554, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes which have been prorated and assumed by the Grantor .