WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/15/05 15:21 2 pgs
Fees:13.00 Taxes:943.50
20050715-0082624

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $255,000.00

Affiant

Subscribed and sworn to before me this 6th day of July, 2005

Notary Public

My Commission Expires: 9-26-07 (Affix Seal)

HAL E. WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jerry L. Bryson	SAME	092-12-0-358.00
1418 Church Street		
Nashville, TN 37203		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Philip Saunders**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jerry L. Bryson and Kellie A. Bryson, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 61 on the Map of Hynes' Addition, as of record in Minute Book "B", page 85, Chancery Court of Nashville and described according to a survey made by S.R. Sanford, Jr., surveyor, October 29, 1943, as follows:

Beginning on the northerly margin of Church Street, as widened, at a point 35.8 feet east of the easterly margin of 15th Avenue, North; said point being the center of a party wall; thence with the center of said party wall, northwardly 59.66 feet to the northerly terminus of said wall, continuing in the same direction, 74.7 feet, more or less, in all, 133.36 feet more or less to an old fence in the northerly line of the property conveyed to M.J. Halloran by Deed from Robert Vaughn, Clerk and Master, of record in Book 472, page 48, Register's Office for said County; thence with said line, westwardly 53.3 feet to the easterly margin of 15th Avenue, North; thence with the same, southwardly 134.35 feet to the northerly margin of Church Street, as widened; thence with same, eastwardly 35.8 feet to the beginning.

Being the same property conveyed to Philip R. Saunders and Allie May Saunders, by deed from Ben C. Cavalier, Joe H. Barr, and Sam Seligman, on November 8, 1965, of record in Book 3955, page 822, Register's Office for Davidson County, Tennessee. The said Allie May Saunders having died leaving her interest of said property to Ruth Saunders Harms and George Saunders by Last Will and Testament of Allie May Saunders, dated October 26, 1972 of record in Will Book 147, page 396, Office of the Probate Clerk for Davidson County. And further conveyed to Philip Saunders by Quitclaim deed from Ruth Saunders Harms and George Saunders on September 15, 1986 of record in Book 6996, page 144 and in Book 6996, page 147, said Register's Office.

The property is subject to the following:

- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.
- Lease Agreements of record in Book 8125, page 786, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 1283, page 81, Register's Office for Davidson County, Tennessee.
- Corporate Charter for L.E. Saunders and Sons, Inc. of record in Book 4670, page 455, Register's Office for Davidson County, Tennessee.
- UCC Financing Statement in the amount of $50,000.00 of record in UCC E05249 and UCC E0044390, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1418 Church Street, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 8, 2005.

Philip Saunders Barbara Saunders

Phillip Saunders

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said, State and County, duly commissioned and qualified, personally appeared **Philip Saunders** and Barbara Saunders to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 8, 2005

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY