STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00.

Karen L. Rooks
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 19th day of August, 2005.

Notary Public

My Commission Expires: 11-22-05

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/24/05 14:04 2 pg
Fees:13.00 Taxes:299.70

20050824-0101077

ADDRESS NEW OWNER(S) AS FOLLOWS:
Karen Rooks
137 Piedmont Avenue
Nashville, TN 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

072-12-0-038.00

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, Saunders Company of North Florida hereinafter referred to as Grantors, hereby transfers and conveys to Karen Rooks, a single woman 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 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 Saunders Company of North Florida by Warranty Deed from Omar Mello, an unmarried person, of record in Instrument No. 20040518-0058062, dated May 5, 2004, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

Subject to all matters as set forth per Plat Book 332, Page 136 and 137, Register's Office of said County.

250800426

Restrictive Covenants of record in Deed Book 465, Page 457, Register's Office of said County.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 137 Piedmont Ave., Nashville, TN 37221.

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 19th day of August, 2005.

Saunders Company of North Florida

By: _____, VP
Rachel Saunders, Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Rachel Saunders with whom I am personally acquainted and who upon her oath acknowledged herself to be the Vice President of Saunders Company of North Florida the within named bargainer, a corporation, and that, Rachel Saunders as such Vice President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Rachel Saunders as such Vice President.

Witness my hand and official seal this 19th day of August, 2005.

_____
Notary Public

My Commission Expires: 11/22/05

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY