D

MAP 092-03-0; PARCEL 012.00

Davidson County DEEDWARR
Recvd: 04/25/06 14:09 2 pgs
Fees:13.00 Taxes:592.00

20060425-0047249

This Instrument Was Prepared By:
Paul T. Nowak, Attorney
YOST ROBERTSON NOWAK PLLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 790-9678

Send Tax Bills To:

SAME AS NEW OWNER

New Owner:

ELBERTA EXPRESS, INC.
346 21st Avenue North
Nashville, TN 37203

Mortgagee:

Southeast Financial Federal Credit Union
444 James Robertson Parkway
Nashville, Tennessee 37203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GRANTOR, WILLIAM SASSER, III, Grantor, has bargained and sold and by these presents do transfer and convey unto ELBERTA EXPRESS, INC., Grantee, its successors and assigns, the property located in Davidson County, Tennessee being described as follows:

Land in Davidson County, Tennessee, being the east 16 feet of Lot No. 11 and the west 34 feet of Lot No. 12 on the Map showing the subdivision of Lots Nos. 1 and 2 of the Harding Lyttle Tract of record in Book 57, page 123, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the northerly margin of Jefferson Street, said point being the southwest corner of the described lot; thence North 6 deg. 27 min. 04 sec. West, 104.56 feet; thence North 74 deg. 14 min. 19 sec. East 50.62 feet; thence South 6 deg. 27 min. 04 sec. East 110.66 feet to a point in the northerly margin of Jefferson Street, said point being the southeastern corner of said lot; thence South 81 deg. 06 min. 43 sec. West 50 feet to the point of beginning, containing 4,363.80 square feet, more or less.

Being the same property conveyed to William Sasser, III, a single man, by Warranty Deed of William Patton, Jr., and Cheri M. Patton, husband and wife, of record at Instrument No. 20050725-0085904, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, its successors and assigns forever.

AND GRANTOR DO COVENANT with the said Grantee that he is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows:

1) Subject to matters shown on the plan of The Subdivision of Lots No. 1 & 2 Harding Lytle Tract of record in Book 57, page 123, Register's Office of Davidson County, Tennessee

2) Easement for sanitary sewers and/or storm drainage granted to the State of Tennessee for the use and benefit of the Department of Highways of record in Book 4187, page 992, Register's Office of Davidson County, Tennessee.

3) 2006 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantee when due and payable.

AND GRANTOR DOES FURTHER COVENANT and bind himself, his heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 21st day of April, 2006.

WILLIAM SASSER, III

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said County, WILLIAM SASSER, III, a unmarried person, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of April, 2006.

NOTARY PUBLIC

GAIL P. LUTTRELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 3-28-2010

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Hundred Sixty Thousand and no/100 Dollars ($160,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 21st day of April, 2006.

NOTARY PUBLIC

GAIL P. LUTTRELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 3-28-2010