**RECORD AND RETURN TO;**
**SATURN & MAZER TITLE SERVICES, INC**
**212 THIRD AVE. NORTH**
**NASHVILLE, TN 37201**
**SP44652**

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/06 08:04 2 pgs
Fees:13.00 Taxes:428.83

20060605-0065582

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER FOR THIS TRANSFER IS
$115,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st day of May, 2006

Notary Public

MY COMMISSION EXPIRES

KLAIRE SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

**THIS INSTRUMENT WAS PREPARED BY**
**Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sarah Lee Long | Wells Fargo Bank, N.A. | 84-14-186 |
| 203 Cottage Lane | | |
| Nashville, TN, 37214 | | |
| | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Robert B. Larson, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Sarah Lee Long and Roger Earl Long, wife and husband**

HEREINAFTER CALLED THE 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. 54 on the Plan of Donelson Meadows, as of record in Book 1835, page 35, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.**

**BEING the same property conveyed to Robert B. Larson by Quitclaim Deed from Joshua Michael Larson of record in Instrument No.: 20060315-0030098; and by Warranty Deed from James W. Ditenhafer, unmarried, of record in Instrument No.: 20011030-0117985, Register's Office for Davidson County, Tennessee.**

This property is not the residence of Grantor nor has it ever been the residence of any spouse of said Grantor.

Unimproved ( )
This is improved ( X) property known as 203 Cottage Lane, Nashville, TN 37214

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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/our hand(s) this 31st day of May, 2006

Robert B. Larson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Robert B. Larson, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 2006

Notary Public

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006