Davidson County DEEDWARR
Recvd: 07/05/06 13:55 2 pgs
Fees:13.00 Taxes:736.30

20060705-0080253

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 Maryland Way, Suite 208
BRENTWOOD, TN 37027
06TN2011

WARRANTY DEED

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 29th day of June, 2006

Notary Public

MY COMMISSION EXPIRES: 1/24/09

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 Maryland Way, Suite 208 , BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Sasser **807 18th Avenue South, Unit 113** **Nashville , TN 37212**	**First Horizon Home Loan Corp** **P.O. Box 7481** **Springfield, Oh 45501**	**092-16-0C-113.00**

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, WE,

Saunders Rental Properties, LLC

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

William Sasser and wife Sandra Sasser

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:

A tract of land lying and situated in Davidson County, Tennessee, and being Unit 113, 807 EIGHTEENTH AVENUE Condominiums, as established under Master Deed of record in Instrument # 20041214-0148798, as amended in Instrument # 20041216-0149823 and Instrument # 20050504-0050222 and further described on plan of record attached to said Master Deed as "Exhibit E" in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Saunders Rental Properties, LLC, a Tennessee Limited Liability Corporation, by Warranty Deed from 807 Eighteenth Partners, LLC, a Tennessee limited liability corporation, dated 12/27/05 and recorded 01/09/06 in Instrument # 20060109-0003010, Register's Office for Davidson County, Tennessee.

Subject to all matters in Master Deed of record in Instrument # 20041214-0148798, 20041216-0149823, 20050504-0050222 and 20051123-0142078.

Subject to Boundary Line Settlement, Quit Claim Deed and Grant of Easements of record in Instrument # 20050420-0044082.

Unimproved ( )
This is improved (X) property known as **807 18th Avenue South, Unit 113, Nashville , TN 37212**
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 our hands this 29th day of June, 2006.

Saunders Rental Properties

Saunders Rental Properties, LLC

by: Michael Saunders, member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Saunders Rental Properties, LLC the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this 29th day of June, 2006.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared Michael Saunders and who upon his oath(s) acknowledged himself to be the member respectively of the Saunders Rental Properties, LLC the within named bargainor, and corporation, and that he as such member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Michael Saunders as such member..

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2006.

Commission Expires: 11/4/06

_____
Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2006, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, 2006.

Commission Expires:_____

_____
Notary Public