# WARRANTY DEED

ADAM LAFEVOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

B-CURRY-06-1212

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,800.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Saunders Properties, LLC | Saunders Properties, LLC | |
| 1920 Seminole Avenue (ADDRESS) | 1920 Seminole Avenue (NAME) | 105-3-244.00 |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | Nashville, TN 37211 (ADDRESS) (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MIKE W. RAY AND WIFE, TONYA RAY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SAUNDERS PROPERTIES, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NUMBERED "TWENTY-THREE" (23) IN JOHN NELSON'S PLAN RECORDED IN DEED BOOK 2, PAGE 182, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF SAID LOT NO. 23 FRONTS THIRTY-FOUR FEET, MORE OR LESS, ON THE EAST SIDE OF THIRD AVENUE SOUTH, NASHVILLE, TENNESSEE, AND RUNS BACK BETWEEN PARALLEL LINES, 125 FEET, MORE OR LESS, TO A TWELVE FOOT ALLEY. SAID PROPERTY BEGINS 302 FEET SOUTH OF THE INTERSECTION OF THIRD AVENUE, SOUTH WITH FRANKLIN OR CHESTNUT STREET.

BEING THE SAME PROPERTY CONVEYED TO MIKE W. RAY, A MARRIED PERSON BY WARRANTY DEED FROM JESSE D. BETTY AND WIFE, SHIRLEY I. BETTY RECORDED JUNE 2, 2004 IN INSTRUMENT NO. 20040602-0064375, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 2, page 182, Register's Office for Davidson County, Tennessee.

unimproved ( X )
This is improved ( ) property, known as 1212 Third Avenue South, Nashville, Tennessee 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 30th day of June, 2006.

Mike W. Ray

Tonya Ray

Davidson County DEEDWARR
Recvd: 07/06/06 15:34 2 pgs
Fees:13.00 Taxes:69.56
20060706-0081254

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mike W. Ray and Tonya Ray, the within named bargainor, 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, this the 30th day of June, 2006.

Notary Public

My Commission Expires:

(SEAL)




**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903