WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$106,000.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of July, 2006.

Notary Public

My commission expires: 7/21/07

(AFFIX SEAL)

DAVID C. KREMER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert A. Sawyer	**SAME AS NEW OWNER**	**12100005700**
1533 Pleasant Hill Rd		
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 COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Robert O Walden, and wife, Marietta M. Walden

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

Robert A. Sawyer , unmarried

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 the 3rd Civil District of Davidson County, Tennessee, described according to a copy of a survey made by John M. Sullivan, County Surveyor, dated February 13, 1956, as follows:

Beginning at a point in the center of Pleasant Hill Road at the southeast corner of the property conveyed to B.E. Anderson and wife, by deed from Maynard Campbell and wife, of record in Book 2154, page 57, Register's Office fro Davidson County, Tennessee, said point being 805 feet from the center of Couchville Pike, measuring down the center line of Pleasant Hill Road; thence with the center of said Road, south 4 deg. 15' west 103 feet to a point, the said point being 702 feet from the center of said Pike; thence north 89 deg 45' west 320 feet to a point; thence north 4 deg. 15' east 103 feet, the southwest corner of the property conveyed to B.E. Anderson and wife, supra; thence with Anderson's south line, south 89 deg 45' east 320 feet to the point of beginning, containing .75 acres, more or less.

Being the same property conveyed to Robert O. Walden and wife, Marietta M. Walden, by Deed from Conventional Builders, Inc., dated 1/22/70, of record in Book 4393, Page 21, Register's Office for Davidson County, TN.

This is improved (_X__) Unimproved (____) property, known as **1533 Pleasant Hill Rd, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 **10th** day of **July, 2006.**

Robert O. Walden
Robert O Walden

Marietta M. Walden
Marietta M. Walden

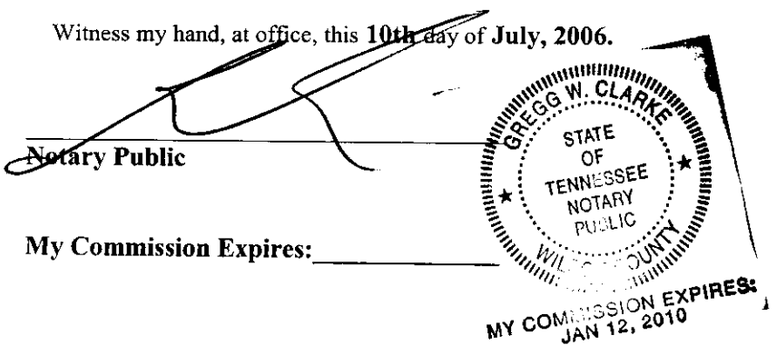
Davidson County DEEDWARR
Recvd: 07/21/06 13:15 2 pgs
Fees:13.00 Taxes:392.20

20060721-0088310

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Robert O Walden, and wife,, and Marietta M. Walden,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **10th** day of **July, 2006.**



Notary Public

My Commission Expires:_____