(1)

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 09/01/06 10:56 2 pgs
Fees:13.00 Taxes:1224.70
20060901-0108252

Send Tax Bills To:
TENNESSEE BANK & TRUST
9000 CAROTHERS PARKWAY
FRANKLIN, TENNESSEE 37067

New Owner is:
2900 Snowden Road
Nashville, TN 37204

MAP: 118-09-155.00
PARCEL:

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 all of which is hereby acknowledged, **Blythe Bond Sanders III and wife, Melissa L. Sanders**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Amy Burton,** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 44 on the Map of Sutton Hill Section of Marengo Park, of record in Book 974, page 67, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Sutton Hill Road being the northeast corner of Lot No. 44 and the northwest corner of Lot No. 45, thence on the line between Lots 44 and 45 southwardly 75 feet, thence on the line between Lots 44 and 43 westwardly 191.2 feet to a point in the easterly margin of Snowden Road, thence along the margin of said road northwardly 55 feet to a point of the beginning of a curve; thence around said curve north-easterly 31.4 feet to a point on the southerly margin of Sutton Hill Road, thence along said margin eastwardly 171.2 feet to the point of beginning.

Being the same property conveyed to Blythe Bond Sanders III and Melissa L. Sanders as Tenants by the Entirety by Quitclaim Deed from Blythe Bond Sanders, III dated February 22, 2005, recorded February 28, 2005, in Instrument No. 200502280021425, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

This conveyance is subject to all matters of record on plat in Book 974, page 67, Register's Office for Davidson County.

BS MS
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 25 day of August, 2006.

GRANTOR:

Blythe Bond Sanders III

Melissa L. Sanders

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Blythe Bond Sanders III and wife, Melissa L. Sanders**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 25 day of August, 2006.

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $331,000.00.

Affiant

SWORN TO and subscribed before me this 25 day of August, 2006

NOTARY PUBLIC

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
October 25, 2009