WARRANTY DEED

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

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$99,550.00.**

Affiant

Subscribed and sworn to before me, this the 6th day of November, 2006.

Notary Public

My commission expires: May 24, 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jared W. Geers	FRANKLIN AMERICAN MORTGAGE	**Map 092-9, Parcel 261.00**
415 35th Avenue North	501 CORPORATE CENTRE DRIVE STE. 400	
Nashville, TN 37209	FRANKLIN, TENNESSEE 37067	

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,

Lee Sanders, unmarried

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

Jared W. Geers, 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 Davidson County, Tennessee, being Lot No. 105 on the Map of the W. R. Wilson Tract, West nashville, of record in Book 332, page 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Lee Sanders by Deed from Billy Mann, Trustee for Michael W. Mann, Mitchell G. Mann, Monica N. Mann, Mellissa L. Mann, and Margarett J. Mann, with full power to convey, encumber and otherwise transfer, without the joinder of any other person, of record in Instrument No. 20031023-0156627, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This instrument is being executed in behalf of Thomas Lee Sanders, pursuant to a Power of Attorney executed by same on the 3rd day of November, 2006, of record in Instrument No. 20061115014192O, Register's Office for Davidson County, Tennessee.

Lee Sanders and Thomas Lee Sanders are one and the same person.

This is Improved (_X_) Unimproved (____) property, known as: **415 35th Avenue North, Nashville, TN 37209**

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 **6th** day of **November, 2006.**

Lee Sanders

Lee Sanders

By: Atty in Fact

John T. Cook, Attorney in Fact

Davidson County DEEDWARR
Recvd: 11/15/06 13:44 2 pg
Fees:13.00 Taxes:368.34

20061115-0141921

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **John T. Cook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Lee Sanders**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Lee Sanders** for the purpose therein contained, by signing the name of **Lee Sanders** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **November, 2006**.

Notary Public

My Commission expires: 5/23/09

