WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

My Commission Expires JULY 21, 2007

G-VRE-06-818

Davidson County DEEDWARR
Recvd: 11/28/06 14:20 2 pgs
Fees:13.00 Taxes:1443.00

20061128-0146827

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
Cynthia D. Saunders	Access National Mgt. (NAME)	
818 Benton Avenue	1800 Robert Fulton Dr. Ste 350	105-10-146
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Reston, Va 20191	
(CITY) (STATE) (ZIP)	(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 CARAVEL PROPERTIES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CYNTHIA D. SAUNDERS, 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 THE EASTERLY 60 FOOT FRONT OF THE WESTERLY 68.8 FOOT FRONT OF LOT NO. 108 ON THE WAVERLY LAND COMPANY'S PLAN OF LOTS, CALLED WAVERLY PLACE, OF RECORD IN BOOK 57, PAGE 95, REGISTER'S OFFICE FOR SAID COUNTY. BEGINNING ON THE NORTHERLY MARGIN OF BENTON, FORMERLY HAREWOOD AVENUE, AT A POINT 8.8 FEET EASTERLY FROM THE CORNER OF LOTS NOS. 108 AND 111, THENCE NORTHERLY 178 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY MARGIN OF AN ALLEY, 10.1 FEET EASTERLY FROM THE CORNER OF SAID LOTS 108 AND 111, THENCE WITH THE SOUTHERLY MARGIN OF SAID ALLEY, EASTERLY 77 FEET TO A POINT 64 FEET, WESTERLY FROM THE CORNER OF LOTS 107 AND 108, THENCE SOUTHERLY 180 FEET, MORE OR LESS, TO THE NORTHERLY MARGIN OF BENTON AVENUE; THENCE WITH THE NORTHERLY MARGIN OF SAID AVENUE, WESTERLY 60 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CARAVEL PROPERTIES, LLC, BY WARRANTY DEED FROM SUSAN MINZAK, RECORDED ON THE 20TH DAY OF AUGUST, 2004 IN INSTRUMENT
NO. 20040820-0101214, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 57, page 95, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 818 Benton Avenue, Nashville, Tennessee 37204
(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 16th day of November, 2006.

Caravel Properties, LLC

BY: _____, manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of November, 2006, before me personally appeared Joshua Tillman, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the member of Caravel Properties, LLC, the within named bargainor, a limited liability company, and that he/she as such member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of November, 2006.

_____
Notary Public

My Commission Expires:

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

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