JDB

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/07 09:34 2 pgs
Fees:13.00 Taxes:212.75

20070103-0000900

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 57,500.00

x Byron Herlong
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF December 2006

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
AmTITLE & ESCROW, LLC, 515 Rivergate Parkway, Suite 145, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Byron Herlong	Lehman Brothers Bank FSB	MAP 71.08
(NAME)	(NAME)	
1511 Forrest Avenue	400 Professional Dr., Ste 500	PARCEL 349.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Gaithersburg, MD 20679	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, David Sanders, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Byron Herlong, 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 the Easterly 40 feet of Lot No. 26 and the Westerly 10 feet of Lot No. 25 on the Map of Rawls Tract Subdivision, Section 2, as of record in Book 1424, Page 84, Register's Office for Davidson County, Tennessee.

Beginning at a point in the North margin of Edwin Avenue (also known as Edwin Street) 10 feet East of the corner of Lot Number 26 and 27; thence Northerly parallel to the line between said lots, 184 feet to a point; thence Easterly 50 feet to a point, which is 10 feet East of the corner of Lot Numbers 26 and 25; thence with the line between said lots, 184 feet to the North margin of Edwin Avenue (also known as Edwin Street); thence with the margin of the same Westerly 50 feet to the beginning.

Being the same property conveyed to David Sanders by Warranty Deed dated December 17, 2003, from Transland Financial Services, of record by Instrument No. 20031218-0180836 and re-recorded by Instrument No. 20040105-0001448 in the Register's Office for Davidson County, Tennessee. Purchase Price was $44,500.00.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 535 Edwin Avenue, Nashville, TN 37207
(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 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 hand this 29th day of December, 2006

David Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Sanders

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 29th day of December 2006.

Commission expires 9/22/07

Notary Public

DANIELL. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public