Davidson County DEEDWARR
Recvd: 01/12/07 09:39 2 pgs
Fees:13.00 Taxes:203.50

20070112-0005079

WARRANTY DEED

AT-20070007

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th day of January, 2007.

(Affix Seal) Notary Public

My Commission Expires: 7-19-08

ANGIE MCCLANAHAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION RD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Warren Sawyers Samuel Sloss	SAME ~~CB Investments, LLC~~	093-16-0 054.00
32 Cody Hill Road ~~34 Green Street~~	~~4525 Harding Road, Suite 257~~	
Nashville, TN ~~37210~~ 37211	~~Nashville, TN 37205~~	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Nashville Restoration Project, Inc., hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Warren Sawyers and Samuel Sloss, 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:

Exhibit "A"

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

Land in davidson county, Tennessee, being Lot No. 44 in Maury and Claiborne addition to South Nashville, the Pland of which is of record in Pland Book 21, pages 84 and 85, Register's Office for said county, to which reference is hereby made for a more complete description.

Said Lot No. 44 fronts 34 feet on the northerly side of Green Street, formerly Leigh Street, and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Nashville Restoration Project, Inc. by Quitclaim Deed from Tracy Hunter dated July 12, 2006 and recorded on July 28, 2006 in Instrument #20060726-0089870, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 34 Green Street, Nashville, TN 37210.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 5th day of January, 2007

Nashville Restoration Project,

Amanda Gardner

Amanda ~~Grant~~ Gardner, President By: G. Kline Preston As Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of January, 2007, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared G. Kline Preston, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Amanda Gardner, and as such Attorney in Fact for Amanda Gardner, he executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney and is authorized by Amanda Gardner to execute this instrument on behalf of Amanda Gardner.

Witness my hand and official seal on this 5th day of January, 2007.

Notary Public

My Commission Expires: 6-26-07

