Davidson County DEEDWARR
Recvd: 02/08/07 13:46 2 pgs
Fees:13.00 Taxes:48.10

20070208-0016737

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
1468 WEXFORD DOWNS LANE
NASHVILLE, TN 37211
VT-07100003

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$13,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
6th day of FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires OCT. 24, 2010

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 1468 WEXFORD DOWNS LANE, NASHVILLE, TN 37211

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SAUDERS RENTAL PROPERTIES, LLC **1920 SEMINOLE AVENUE** **NASHVILLE, TN 37211**	**SAME**	**10503003800**

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,

NASHVILLE HOUSING PROPERTIES, LLC

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

SAUDERS RENTAL PROPERTIES, LLC

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 northerly 30 feet of Lot No. 17 in W. W. Sullivan's Subdivision of Lots Nos. 1, 2, 3 and 4 in the John Nelson Plan of Lots, a Plan of which Subdivision is of record in Book No. 8, page 147, Register's Office for said County.

Said part of said Lot No. 17 fronts 30 feet on the westerly side of Third Avenue South (formerly College Street) and runs back between parallel lines 142 feet 10-1/2 inches to an alley.

Being part of the same property conveyed to NASHVILLE HOUSING PROPERTIES, LLC, by deed from HOMETRUST PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, of record as Instrument No. 20050104-0001272, dated December 27, 2004, said Register's Office.

Unimproved (X) property known as **1115 3RD AVENUE SOUTH, 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 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 our hands this 6th day of FEBRUARY, 2007.

NASHVILLE HOUSING PROPERTIES, LLC

BY: KEVIN D. MILLER, MANAGING MANAGER

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 _____the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this 6 day of FEBRUARY, 2007.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid personally appeared Kevin D. Miller with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Managing Member of Nashville Housing Properties, LLC the within named bargainor, and corporation, and that he as such Managing Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said
Kevin D. Miller as such Managing Member.

Witness my hand and official seal at office at Nashville on this the 6th day of February, 2007.

Commission Expires:_____ _____
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2005, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, 2007.

Commission Expires:_____ _____
Notary Public