WARRANTY DEED

AT-20070040

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th day of February, 2007.

(Affix Seal) Notary Public

My Commission Expires: 6·26·07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Warren Sawyers and Samuel Sloss	SAME	093-16-0 426.00
32 Cody Hill		
Nashville, TN 37211		

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, Tracey Hunters, 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;

Being part of Lot No. 3 in Block "F" of Hermitage Addition, of record in Book 57, page 43, Register's Office for Davidson County, Tennessee, and further described as follows;

Said part Lot No. 3 fronts 30 feet on the southerly side of Robertson Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Tracey Hunters from South Nashville Church of Christ by Warranty Deed dated June 22, 2006 and recorded June 27, 2006 in Instrument #20060627-0076783, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 77 Robertson 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 12th day of February, 2007

Tracey Hunters

Davidson County DEEDWARR
Recvd: 02/14/07 09:48 1 pgs
Fees:13.00 Taxes:66.60
20070214-0018643

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G Nichols, a Notary Public in and for said County and State, the within named Tracey Hunters, the bargainor(s), 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 Williamson, Tennessee this 12th day of February, 2007.

Notary Public

My Commission Expires: 6·26·07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY