WARRANTY DEED

AT-20070055

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd 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	093-16-0 427.00
32 Cody Hill Road		
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, 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;

Being parts of Lot Nos. 2 and 3 in Block "F" of the hermitage Addition, of record in Plat Book 57, page 43, Register's Office for Davidson County, Tennessee and further described as follows;

Said property is the east 20 feet of Lot no. 2 and the west 10 feet of Lot No. 3 with a frontage of 30 feet on the south side of Robertson Street and runs back 165 feet to an alley.

Being the same property conveyed to Nashville Restoration Project, Inc. from Ronald Parham and wife, Christine H. Parham by Warranty Deed dated August 10, 2006 and recorded August 17, 2006 in Instrument #20060817-0101637, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 75 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 the 2nd day of February, 2007:

Nashville Restoration Project, Inc.
By: Amanda Gardner, President

By: G. Kline Preston, Attorney in Fact

Davidson County DEEDWARR
Recvd: 02/14/07 09:50 2 pgs
Fees:13.00 Taxes:18.50

20070214-0018645

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of February, 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 2nd day of February, 2007.

April G Nichols
Notary Public

My Commission Expires: 6-26-07

