WARRANTY DEED

AT-20070053

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	093-16-0 328.00
32 Cody Hill Road		
Nashville, TN 3721		

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, 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 the northerly 107 & 189 feet of Lot No. 7 on the Map of the Bransford Realty Co's re-Subdivision of the Weakley and Warren Re-Subdivision of Block "D", Hermitage Addition, as of record in Book 421, page 58, Register's Office for Davidson County, Tennessee and further described as follows;

Said part of said lot fronts 33 feet on the south side of Fain Street and extends back southerly between parallel lines 107 & 189 feet to a line.

Being the same property conveyed to Nashville, Restoration Project from Mike Sanchez, unmarried by Warranty Deed dated June 9, 2006 and recorded June 14, 2006 in Instrument #20060614-0070806, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 115 Fain 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
By: Amanda Gardner, President
By: G. Kline Preston, Attorney in Fact

Davidson County DEEDWARR
Recvd: 02/14/07 09:52 2 pgs
Fees:13.00 Taxes:18.50

20070214-0018648

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.

:

Notary Public

My Commission Expires: 6-26-07

