## WARRANTY DEED

Return To: File Box 9B
First Title and Escrow Co. Inc
2000 Richard Jones Rd Ste 110
Nashville, TN 37215

File #26474

State of Tennessee )
County of Davidson )

G#3622-2

The actual consideration or value, whichever is greater, for this transfer is **$910,000.00**.

Affiant

Subscribed and sworn to before me, this the 26th day of April, 2007.

Notary Public

My commission expires: _____

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **JOSEPH M. SAMFILIPPO and RICHARD J. ASH** | Wells Fargo Bank | **Map 103-12-0, Parcel 234.00** |
| **113 Mockingbird Road** | 2701 Wells Fargo Way | |
| **Nashville, TN 37205** | Minneapolis, MN 55467 | |

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, I,

**THOMAS LEE SANDERS, an unmarried man**

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

**JOSEPH M. SAMFILIPPO and RICHARD J. ASH, both unmarried, as joint tenants in common with rights of survivorship**

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 Lot No. 10 of Block "B" on the Plan of Cherokee Park, as of record in Book 549, Pages 169 and 170, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**BEING the same property conveyed to Thomas Lee Sanders, by Warranty Deed dated June 8, 2006, from Jonathan M. Gilligan and Senta V. Greene, husband and wife, of record in Instrument No. 20060609-0068781, Register's Office for Davidson County, Tennessee.**

**THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; Restrictive Covenant for Detached Structure, of record in Instrument No. 20060622-0074570, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantees herein.**

**THIS instrument is being executed in behalf of Thomas Lee Sanders, pursuant to a Power of Attorney executed by him on the 19th day of April, 2007, of record in Instrument No.** 20070501-0051922 **, Register's Office for Davidson, County, Tennessee.**

This is IMPROVED (_X_) unimproved (____) property, known as: **113 Mockingbird Road, Nashville, TN 37205** .

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.

Davidson County DEEDWARR
Recvd: 05/01/07 14:07 2 pgs
Fees:13.00 Taxes:3367.00

20070501-0051923

Witness my/our hand(s) this **26th** day of **April, 2007.**

Thomas Lee Sanders
**THOMAS LEE SANDERS**

By: Jennifer Johnson, Atty in Fact
**JENNIFER JOHNSON, ATTORNEY-IN-FACT**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **JENNIFER JOHNSON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **THOMAS LEE SANDERS,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **THOMAS LEE SANDERS** for the purpose therein contained, by signing the name of **THOMAS LEE SANDERS** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **April, 2007.**

Katherine Goodson
**Notary Public**

**My Commission Expires:** 5/30/07

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.