Return to: File Box 9-B
First Title and Escrow
2000 Richard Jones Road, #110
Nashville, TN 37215
File #26586

This instrument prepared by: John F. Morreale, Attorney
JOHN F. MORREALE & ASSOCIATES, P.C.
449 Taft Avenue
Glen Ellyn, Illinois 60137

Davidson County DEEDWARR
Recvd: 05/25/07 15:03 2 pgs
Fees:13.00 Taxes:810.30
20070525-0062828

WARRANTY DEED

THIS INDENTURE, made this 9 day of March, A.D., 20 07, by and between

John M. O'Bryan An unmarried person

First Parties, and

JAMES F. SANDERS anda wife, CHERYL A. SANDERS

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 14 ON THE PLAN OF LINMAR PLACE III CONDOMINIUMS, AS OF RECORD IN BOOK 7887, PAGE 558,* REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION, AND AS SHOWN ON EXHIBIT ON MASTER DEED OF RECORD IN BOOK 7887, PAGE 558,* SAID REGISTER'S OFFICE.

*amended in Book 8103, page 984

OWNER:
James F. Sanders
2000 One Nashville Place
150 Fourth Avenue North
Nashville, TN 37219

RESPONSIBLE TAXPAYER:
ABN AMRO Mortgage Group
2600 W. Big Beaver
Troy, MI 48084

PROPERTY ADDRESS: 2734 LINMAR AVE., NASHVILE TH 37215

MAP & PARCEL: 104-14-D-14

Being the same property conveyed to John M. O'Bryan by deed from Mark W. Miller, an unmarried person of record in Instrument 200301310013621 on 01/30/2003 and filed for record on 01/31/2003, Register's Office for Davidson County, Tennessee.

MR-PA-142516

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

×John O'Bryan ×

John M. O'Bryan

✓STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, John M. O'Bryan An unmarried person, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of March, 2007.

✓ Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $219,000.00. Affiant _____.

Subscribed and sworn to before me this 22nd day of May, 2007.

My Commission Expires: 5/24/09

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

MR-PA-142516