(1)

Davidson County DEEDWARR Recvd: 08/09/07 09:52 2 pgs Fees:13.00 Taxes:2479.00 20070809-0095230	STATE OF TENNESSEE COUNTY OF ~~Williamson~~ DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $670,000.00 Charles W. Stratton IV Affiant Subscribed and sworn to before me, this the 1st day of August, 2007. Notary Public My commission expires: 7-19-08

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
Windmill Title, LLC
201 Seaboard Ln, Ste. 102
Franklin, Tennessee 37067
(615) 771-3730

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC OF STATE RYAN A. RAFOTH

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Johnny Bruce Sanders	NEW OWNER	117-13-0B-119.00 CO
207 Kensington Park		
Nashville, TN 37215		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Charles W. Stratton, IV, married

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

Johnny Bruce Sanders and Valerie Norman Sanders, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 207 on the Plan of Abbottsford of record in Plat Book 6250, Page 419 thru 421, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles W. Stratton, IV by Warranty Deed from The Zeitlin Group, a joint venture composed of Martin Construction Company, Inc., and Jeffrey Construction Company, Inc., of record in Book 7356, Page 278, Register's Office for Davidson County, Tennessee, dated September 15, 1987, and recorded September 18, 1987.

* *Pia Stratton, spouse of Charles W. Stratton, IV, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.

This conveyance is subject to all restrictions, easements and planning documents of record, and taxes for the year 2007 and subsequent years, a lien not yet due and payable.

This is improved (__X__) unimproved (____) property known as 207 Kensington Park, Nashville, TN 37215.

117-13-0B-119.00 CO is the parcel identification number assigned to the property by the county tax assessor's office.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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(S), 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 HANDS EFFECTIVE AS OF August 1, 2007:

Charles W. Stratton IV

Charles W. Stratton, IV

Pia Stratton

**Pia Stratton

STATE OF TENNESSEE)
)
COUNTY OF ~~Williamson~~ DAVIDSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Charles W. Stratton, IV and Pia Stratton, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 1st day of August, 2007.

Notary Public

RYAN A. RAFCO
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

My Commission Expires: 7-19-08

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is the attorney-in-fact for _____, and who further acknowledged that he/she executed the within instrument for the purposes therein contained by signing his/her name as the attorney-in-fact.

Witness my hand, at office, this the 1st day of August, 2007.

_____
Notary Public

My Commission Expires:_____

20071319R