[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Joseph C. Davis, LLC	New Owner	Map/Parcel -
3415 West End Avenue, Suite 406		10506016700
Nashville, TN 37203		07-07-13063 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **William C. Sanders, Jr., a married person,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Joseph C. Davis, LLC, a Tennessee Limited Liability Company,** (The "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 5 on the map of Highland Gardens, as of record in Book 57, page 118, Register's Office for said County.

Said Lot No. 5 fronts 45.6 feet on the east side of Eighth Avenue South and runs back between lines 150 feet to an alley in the rear, on which it measures 45.3 feet.

Being the same property conveyed to William C. Sanders, Jr. by Warranty Deed from William B. Metzger and wife, Nancy M. Metzger, recorded on the 13th day of June, 1991, in Book, 8373, page 628, in the Register's Office of Davidson County, Tennessee.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. All matters as shown on plat of record in Plat Book 57, page 118, said Register's Office.
2. 2007 property taxes not due and payable, which have been prorated, the payment of which is assumed by Grantee.

This is improved property commonly known as: 1508 Eighth Avenue South, Nashville, TN 37203 and is not the residence of Grantor or spouse.

Davidson County DEEDWARR
Recvd: 08/13/07 13:33 2 pgs
Fees:13.00 Taxes:851.00

20070813-0096579

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me this 10th day of August, 2007

My Commission Expires: My Commission Expires 03/21/2009

Notary Public

Fran Y. Oroson
State of Tennessee Notary Public
Davidson County

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 6th day of August, 2007

William C. Sanders, Jr.

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, **William C. Sanders, Jr.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and executed the foregoing Instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of August, 2007.

Notary Public

My commission expires: My Commission Expires 02/26/2011

VICKY W. MCMILLEN
NOTARY PUBLIC
STATE OF TENNESSEE
DICKSON COUNTY