Bof 264

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/07/08 10:20 4 pgs
Fees:23.00 Taxes:666.00

20080307-0023151

ERNEST B. WILLIAMS IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 180,000.00

Sawa Saber, Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 28TH day of February, 2008

ERNEST B. WILLIAMS, IV, Notary Public

MY COMMISSION EXPIRES: 05/24/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Williams & Prochaska, P.C.
Ernest B. Williams, IV, Esquire
401 Church Street, Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
Sawa Saber 4064 Hollis Hill Drive Nashville, TN 37211	BayView Loan Servicing P.O. Box 391346 Solon, OH 44139-8346	Map 105-8 Parcel 242

FOR AND 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 AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM FLOYD BURGESS AND WIFE, TINA R. BURGESS,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAWA SABER,** HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT A (PROPERTY DESCRIPTION)

This conveyance is subject to any and all existing easements and restrictions of record.

SEE EXHIBIT B (EXCEPTIONS)

This is ☒ improved ☐ unimproved property, known as 1535 4th Avenue, South, 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(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 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(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 28th day of February, 2008.

William Floyd Burgess

Tina R. Burgess

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned, a Notary Public of the State and County aforementioned, personally appeared William Floyd Burgess and Tina R. Burgess, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and seal this the 28th day of February, 2008.

ERNEST B. WILLIAMS IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

Ernest B. Williams, IV, Notary Public

My Commission Expires: 05/24/08

Personally known: _____ or Produced Identification: ✓

Type of Identification Produced: ✓ Driver's License _____ Other: _____

RETURN TO:
Williams & Prochaska, P.C.
401 Church St., Suite 2600
Nashville, Tennessee 37219

EXHIBIT A
LEGAL DESCRIPTION

Formal Address: 1535 4th Avenue, South
Nashville, TN 37210

Map/Parcel: 105-8-242

Description:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 10 on the Map of the Subdivision of Lot No. 1 of the Mallory Plan, of record in Book 161, page 13, Register's Office for said County.

Said Lot No. 10 fronts 50 feet on the westerly side of 4th Avenue South, formerly Cherry Street, and runs back 138 feet on the north line and 167 feet on the south line, to an alley on which it measures 41.6 feet.

Tract II:

A parcel of land situated in the County of Davidson County, Tennessee, and bounded and described as follows - viz;

And being the same property assessed to Winfield Scott and to satisfy a judgment in the sum of $220.64, for State and County Taxes and the costs of this cause, and being part of Lot No. 2 on the Mallory Plan in Davidson County, Tennessee, of record in Minute Book 1, page 68, of the Chancery Court at Nashville, and being known as the Scott Lot in the subdivision of Lots Nos. 4, 5 and 6 and parts of Lots Nos. 2 and 3 of the Mallory Plan of record in Book 161, page 55, Register's Office for said County. Said part of said lots front 62 feet more or less on the westerly side of Nolensville Pike and runs back between lines, 188 feet on the southerly line and 153 feet on the northerly line along the southerly margin of Lot No. 10 in Ferris Subdivision of Lot No. of the Mallory Plan of record in Book 161, page 13, said Register's Office to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to WILLIAM FLOYD BURGESS AND WIFE, TINA R. BURGESS, by deed from HAROLD NORMAN dated October 3, 2000, of record as Instrument No. 20001004-0098331, said Register's Office.

EXHIBIT B
ENCUMBRANCES

Davidson County taxes for 2008, a lien, but not yet due and payable.