Davidson County DEEDWARR
Recvd: 04/15/08 14:21 2 pg
Fees:13.00 Taxes:523.10

20080415-0038173

RECORD AND RETURN TO:
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45682

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79.22.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/22/10

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Robertson	SAME AS NEW OWNER	058-14-0-059.00
112 Eaton Court		
Nashville, TN, 37218		

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/WE,

Sterling National Mortgage Company, Inc.

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

Larry Robertson and Jimmie Watkins Robertson

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:

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. 252 on the Plan of Enchanted Hills, Inc. Section 10, as of record in Book 4460, page 39, Register's Office for said County, to which plan reference is here made.

Being the same property conveyed to Sterling National Mortgage Company, Inc., by Quitclaim Deed from Robert Daniel Saunders, of record in Instrument Number 20080415-0038172 **, Register's Office for Davidson County, Tennessee and being the same property conveyed mistakenly by Robert Daniel Saunders and Edward J. Saunders, Jr., Co-Executors of the Estate of Edward J. Saunders to Edward J. Saunders, Jr., in Instrument Number 20050224-0020671. Said instrument should have been executed by the Co-Executors of the Estate of Leatrice A. Saunders, deceased. Robert Daniel Saunders was Co-executor of the Estate of Leatrice A. Saunders and is the sole surviving legatee of Leatrice A. Saunders.**

Notwithstanding any language to the contrary herein Grantor warrants only those matters that have arisen since it obtained fee simple interest in the subject property.

Unimproved ( )
This is Improved (X) property known as 112 Eaton Court, Nashville, TN 37218

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, he plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 4 day of April, 2008

Sterling National Mortgage Company, Inc.

BY: _____

ATTEST:

_____
Secretary

STATE OF New York)
COUNTY OF Nassau)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Kim A. Kulhman with whom I am personally acquainted and who upon oath(s) acknowledged him/herself to be the S.V.P. of the Sterling National Mortgage Company, Inc. the within named bargainor, and corporation, and that Kim A. Kulhman as such S.V.P. being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Kim A. Kulhman as such S.V.P.

Witness my hand and official seal at office at Great Neck, New York on this the 4 day of April, 2008.

_____
Notary Public

My Commission Expires: 6/2/11

ANDREW ODNOHA
Notary Public, State Of New York
No. 01OD6093379
Qualified In Suffolk County
Commission Expires June 2, 2011