THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08030277** Davidson County DEEDWARR Recvd: 05/02/08 12:42 2 pgs Fees:13.00 Taxes:1128.50 20080502-0045174	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $305,000.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2008. Notary Public My Commission Expires:

PAUL F. BOYD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Loren Brady and Chris Brady 2708 W Linden Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10415013600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael S. Sanders and wife, Carole A. Sanders** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to ~~Loren Brady and Chris Brady, husband and wife,~~ * Loren C. Brady and Chris Brady, wife and husband ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE: BEING the Easterly 47 feet of the West half of Lot 11, SUNSET PARK PLAN, as shown on plat of record in Plat Book 332, Page 132, in the Register's Office, Davidson County, Tennessee. SAID part of Lot No. 11 fronts 47 feet on the North side of West Linden Avenue, and runs back between parallel lines 163 feet on the East margin and 163.4 feet on the West margin of the South line of Lot No. 18. Being the same property conveyed to Carole Eshaghpour by Quitclaim Deed from Morris Eshaghpour recorded June 16, 1993 in Book 8982, Page 906, and further conveyed to Michael S. Sanders and wife, Carole A. Sanders, by Quitclaim Deed from Carol A. Sanders, formerly known as Carole Eshaghpour, recorded August 7, 2003 in Instrument No. 20030807-0112421, in the Register's Office, Davidson County, Tennessee.

This is improved property located at 2708 W Linden Avenue Nashville TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2008.

Michael S. Sanders

Carole A. Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael S. Sanders and Carole A. Sanders, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2008.

Notary Public

My Commission Expires: 11/22/10

