Davidson County DEEDWARR
Recvd: 06/05/08 08:57 3 pg
Fees:18.00 Taxes:203.50

20080605-0057648

THIS INSTRUMENT PREPARED BY:
MOORELAND TITLE COMPANY, LLC
315 Deaderick Street
Regions Center
Suite 1710
Nashville, Tennessee 37238
(615) 782-0098

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $55,000.00

Jeff Seat
AFFIANT

Subscribed and sworn to before me, this 17th day of May, 2008.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: MY COMMISSION EXPIRES: SEPTEMBER 25, 2010

Address New Owners as Follows:

SA, LLC
14838 Old Hickory Blvd.
Nashville, Tennessee 37013

Send Tax Bills To:

SAME

Map-Parcel Number:

71-15-421.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Luther Kenneth Buchanan and Reba Sue Davis, now known as Reba Sue Webb, ("Grantor") do hereby bargain, sell, transfer and convey unto **SA, LLC, a Tennessee limited liability company** ("Grantee") its successors and representatives, all of their right, title and interest in and to certain property located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Crutcher's Subdivision of part of the Lucy H. Lindsley Property in Northeast Nashville, as of record in Book 161, page 129, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 50 feet on the easterly side of Pennock Avenue, and extends back 173.4 feet, more or less, on the northerly line and 170.91 feet, more or less, on the southerly line to the westerly margin of an alley, measuring 50 feet, more or less, thereon.

Being the same property conveyed to Luther Kenneth Buchanan and Reba Sue Davis, now known as Reba Sue Webb, as the beneficiaries of the Estate of Alice Marie Buchanan, Docket No. 06P1170, Seventh Circuit Court (Probate Division), Davidson County, Tennessee, by Executor's Quitclaim Deed of record in Instrument No. 20060829-0106771, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **SA, LLC**, its successors and representatives, forever.

AND **Luther Kenneth Buchanan and Reba Sue Davis, now known as Reba Sue Webb,** do hereby covenant with **SA, LLC**, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

RSW LKB.

AND **Luther Kenneth Buchanan and Reba Sue Davis, now known as Reba Sue Webb,** do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said land to **SA, LLC,** its successors and representatives against the lawful claims of all persons whomsoever.

This is ( ) unimproved (X) improved property known as: 1219 Pennock Ave., Nashville, TN 37027

IN WITNESS WHEREOF, this Warranty Deed has been executed this 27th day of May, 2008.

Luther Kenneth Buchanan
Luther Kenneth Buchanan

Reba Sue Webb
Reba Sue Webb

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, D. W. McMackin, a Notary Public of the State and County aforesaid, personally appeared **Luther Kenneth Buchanan** , with whom I am personally acquainted, and who upon oath, acknowledged himself to be the within named bargainor, and that he as such executed the foregoing instrument for the purpose therein contained, by signing his name.

Witness my hand, at Brentwood, Tennessee, this 27th day of May, 2008.

D. W. McMACKIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES: SEPTEMBER 25, 2010

NOTARY PUBLIC

MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, D. W. McMackin, a Notary Public of the State and County aforesaid, personally appeared **Reba Sue Webb**, with whom I am personally acquainted, and who upon oath, acknowledged herself to be the within named bargainor, and that she as such executed the foregoing instrument for the purpose therein contained, by signing her name.

Witness my hand, at Brentwood, Tennessee, this 27th day of May, 2008.

D. W. McMACKIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES: SEPTEMBER 25, 2010

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Permitted Encumbrances

1. County Taxes for 2008, have been pro-rated and shall be paid by the Grantee, all subsequent years, a lien not yet due and payable.

2. Subject to Urban Zoning Overlay of record in Bill No. BZ 2000-364, as made applicable by Bill No. BZ 2007-1426, Metro Clerk's Office for Davidson County, Tennessee.

3. Any and all zoning, building restrictions, setback requirements and general utility, sewer and drainage easements of record.