Davidson County DEEDWARR
Recvd: 07/01/08 09:07 2 pgs
Fees:13.00 Taxes:131.35

20080701-0067510

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-080600344

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$35,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 27th day of JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VICTORY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires OCT. 24, 2010

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SAUNDERS RENTAL PROPERTIES, LLC **1920 SEMINOLE AVENUE** **NASHVILLE, TN 37211**	**SAME**	**105-03-0-093.00**

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, WE,

SOUTH WOOD, INC.

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

SAUNDERS RENTAL PROPERTIES, LLC

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:

Land in Davidson County, Tennessee, being the northerly 34 feet of Lot No. 26, on the Plan of Paul's Elysian Grove Plan of lots, as of record in Plan Book 1, page 134, Chancery Court at Nashville.

Said northerly part of Lot No. 26 fronts 34 feet on the westerly side of 2nd Avenue South, formerly Market Street, and runs back between parallel lines 137 feet, more or less, to an alley.

Being a portion of the same property conveyed to SOUTH WOOD, Inc. by Correction Quitclaim Deed from Linda Shymlock, dated 05-01-07 and recorded on 05-30-07 in Instrument No. 20080530-0064305, and being a portion of the same property conveyed by Warranty Deed from Sadler Properties, LLC to SOUTH WOOD, Inc., dated 5-20-04 and recorded 5-24-04 in Instrument No. 20040524-0060452, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **1077 2ND AVE. 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 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, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 27th day of JUNE, 2008.

SOUTH WOOD, INC.

BY: GREGORY E. WOOD, PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this 27 day of JUNE, 2008.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid personally appeared Gregory E. Wood with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President of SOUTH WOOD, Inc. the within named bargainor, and corporation, and that Gregory E. Wood as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Gregory E. Wood as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 27th day of June, 2008.

Commission Expires:_____

Gail C. Victory
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2008, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, 2008.

Commission Expires:_____

_____
Notary Public