RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45825

McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/03/08 15:35 2 pgs
Fees:13.00 Taxes:954.23
20081003-0100993

NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON
ALICIA R. HAMILTON
MY COMMISSION EXPIRES:
OCTOBER 10, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2008

Notary Public

MY COMMISSION EXPIRES:

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
Michael R. Briggs, et al		08208036000
942 Mansfield Avenue		
Nashville, TN. 37206	New Owner	

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,

Jillian Possehl and husband, Terrance Possehl

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

Michael R. Briggs, an unmarried man, and Robert J. Cummins, an unmarried man MB RJC
As Joint Tenants with right of Survivorship
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 Lot No. 9 on the Map of Phillip Olwill's Addition to East Nashville, of record in Book 57, page 134, Register's Office for said County. Said Lot No. 9 fronts 50 feet on the southerly side of Mansfield Avenue and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Jillian Possehl and husband Terrance Possehl by Quitclaim Deed for Correction from Pernell Thurmon and wife, Jennifer Thurmon, of record in Instrument Number 20080828-0088472, Register's Office for Davidson County, Tennessee and being the same property conveyed to Pernell Thurmon and Jennifer Thurmon, as tenants with right of survivorship, by deed from Jill an Etherington, a single person, of record in Instrument Number 20050504-0049611, Register's Office for Davidson County, Tennessee. The said Jillian Etherington now being known as Jillian Possehl.

Unimproved ( )
This is improved (X) property known as 942 Mansfield Avenue. Nashville, TN 37206

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 ___my/our____ hand(s)_____this 25th day of September, 2008

Jillian Possehl by Alan L. Saturn, Atty in fact

Jillian Possehl

Terrance Possehl by Alan L. Saturn, Atty in fact

Terrance Possehl

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, ALAN L. SATURN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Attorney-in-Fact for JILLIAN POSSEHL and TERRANCE POSSEHL, the bargainors, and that he as such Attorney-in-Fact, executed the within Warranty Deed by signing the name of JILLIAN POSSEHL and TERRANCE POSSEHL, as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of September, 2008

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County