Davidson County DEEDWARR
Recvd: 12/05/08 13:58 2 pgs
Fees:13.00 Taxes:175.75

20081205-0118018

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,500.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF November, 2008.

Notary Public

MY COMMISSION EXPIRES: 9/3/12

(AFFIX SEAL)

ADAM LAFEVOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

B-KW-08-1303

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eloy Saban	Eloy Saban (NAME)	
1303 Lischey Avenue (ADDRESS)	547 Huntington Pkwy (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville TN 37211 (CITY) (STATE) (ZIP)	71-15-259

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MARY MCMACKIN AND GENEVIEVE CUBIE AND JOSEPH ALBERT MCMACKIN AND ALEX EUGENE SANDERS AND ROBERT E. SANDERS AND EARL LEE SANDERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELOY SABAN AND WIFE, SUSAN SABAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 2, PLAT OF THE SUBDIVISION OF THE JOE BROWN ESTATE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 843, PAGE 107, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO LEE MCMACKIN AND WIFE, SALLIE LEE MCMACKIN BY INSTALLMENT DEED FROM C. L. MCFARLAND AND WIFE, MARTHA MCFARLAND AND FRED H. BROWN AND WIFE, GERTRUDE BROWN, RECORDED ON THE 4TH DAY OF SEPTEMBER, 1931 IN BOOK 896, PAGE 18, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

LEE MCMACKIN PREDECEASED SALLIE LEE MCMACKIN. SALLIE LEE MCMACKIN BEQUEATHED SAID PROPERTY TO MARY ELIZABETH MCMACKIN, MARGARET SANDERS, BAUMAN LEE SANDERS, JOSEPH ALBERT MCMACKIN AND GENEVIEVE MCMACKIN CUBIE AS SHOWN OF RECORD IN LAST WILL AND TESTAMENT, DOCKET NO. 07P-732, DAVIDSON COUNTY, 7TH CIRCUIT, PROBATE DIVISION. THE SAID BAUMAN LEE SANDERS HAVING SINCE DIED INTESTATE LEAVING EARL LEE SANDERS, ALEX EUGENE SANDERS AND ROBERT E. SANDERS AS HIS HEIRS AT LAW AS EVIDENCED BY AFFIDAVIT OF HEIRSHIP RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 20081205-0118014, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MARGARET SANDERS HAVING SINCE DIED INTESTATE LEAVING MARY ELIZABETH MCMACKIN, JOSEPH ALBERT MCMACKIN, GENEVIEVE MCMACKIN CUBIE, EARL LEE SANDERS, ALEX EUGENE SANDERS AND ROBERT E. SANDERS AS HER HEIRS AT LAW AS EVIDENCED BY AFFIDAVIT OF HEIRSHIP RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 20081205-0118013, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 843, PAGE 107, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1303 Lischey Avenue, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 20th day of November, 2008.

Joseph Albert McMackin

Mary McMackin by Joseph Albert McMackin,
attorney-in-fact

Genevieve Cubie by Joseph Albert McMackin, attorney-in-fact

Alex Eugene Sanders by Joseph Albert McMackin, attorney-in-fact

Robert E. Sanders by Earl Lee Sanders, attorney-in-fact

Earl Lee Sanders by Joseph Albert McMackin,
attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 20th day of November, 2008.

Notary Public

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 9/3/12

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of November, 2008, before me personally appeared Joseph Albert McMackin to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mary McMackin, Genevieve Cubie, Alex Eugene Sanders, Robert E. Sanders and Earl Lee Sanders and who acknowledged he/she/they executed the same as their free act and deed.

Witness my hand and official seal, this the 20th day of November, 2008.

Notary Public

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 9/3/12

Signed by the said Joseph Albert McMackin in the presence of us the undersigned, who at his request and in the sight and presence of him, and in the presence of each other have subscribed our names as attesting Witnesses, the day and date above mentioned.

Laura Mitchell, Witness
906 Sutton Hill Road
Nashville, TN 37204

John Gleaves, Witness
3245 Old Sams Creek Road
Pegram, TN 37143