Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this 16th day of January, 2009.

Notary Public
My commission expires: 11/5/2012

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

05-0901-64456

Address of New Owner:	Send Tax Bills to:	Tax Information
John C. Sanders	SUNTRUST MORTGAGE, INC	MAP/PARCEL 097-08-0-101.0(
4120 Helena Bay Court	401 COMMERCE STREET # 6100	
Hermitage TN 37076	NASHVILLE, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, The Salvation Army, a Georgia Corporation, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John C. Sanders, hereinafter called the Grantees, their successors 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. 3, on the Plan of Lake Park, Section Twelve, of record in Book 8250, Page 804, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Salvation Army, a Georgia Corporation by deed from Larry Powell Builders, Inc., dated August 6, 1999, recorded August 12, 1999, of record in Book 11617, Page 278, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4120 Helena Bay Court, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 01/30/09 14:59 2 pg:
Fees:13.00 Taxes:740.00
20090130-0008283

WITNESS my hand this 13 day of January, 2009.

The Salvation Army, a Georgia Corporation

BY: _____

ITS: TERRY GRIFFIN, VICE PRESIDENT

STATE OF Georgia
COUNTY OF DeKalb

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named ~~TERRY GRIFFIN, VICE PRESIDENT~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the _____* for The Salvation Army and that he/she is authorized by The Salvation Army to execute this instrument on its behalf as such _____.*

Witness my hand and seal at Atlanta, Georgia, this 13 day of January, 2009.

_____
Notary Public at Large

My commission expires: 4/3/11

CANDACE STATON NOTARY PUBLIC GEORGIA EXPIRES APRIL 3, 2011 WALTON COUNTY