(1)

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

After recording return to:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Suite 200
Brentwood, TN 37027

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $299,000.00.

Affiant

Subscribed and sworn to before me this 15th day of April, 2009.

Notary Public
My Commission Expires: 01/09/12

09-0050

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nathan Stuart Saunders	CHURCHILL MORTGAGE	172-6
5077 Marc Drive	781 OLD HICKORY BLVD.	7.00
Nashville, TN 37211	BRENTWOOD, TN 37027	

BILL GARRETT, Davidson County
Trans:T20090025352 DEEDWARR
Recvd: 04/17/09 08:10 3 pgs
Fees:18.00 Taxes:1106.30
20090417-0034850

WARRANTY DEED

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 **Estate of Virginia G. Young, Janis Young Gunselman, Executrix**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nathan Stuart Saunders and Mary R. Saunders, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 50, on the Plan of Harvard Estates, Section II, of record in Book 4675, Page 61, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No 50 fronts 175.00 feet along Marc Drive and runs back between parallel lines 250 feet to a dead line in the rear measuring 175.00 feet.

Being the same property conveyed to John M. Young, Jr. and wife, Virginia G. Young by quitclaim deed from John M. Young and wife, Shauna N. Young, dated November 30, 1980, of record in Book 6859, Page 54, Register's Office for Davidson County, Tennessee. John M. Young, Jr. having predeceased Virginia G. Young on December 12, 2004, and title having vested in Virginia G. Young as surviving tenant by the entirety. Virginia G. Young died testate November 9, 2008 and devised said property to her estate by Last Will and Testament of record in Docket No. 08P1873, Probate Clerks Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **5077 Marc Drive, Nashville, TN 37211.**

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 15th day of April, 2009.

Janis Young Gunselman, Executrix
Janis Young Gunselman, Executrix

John M. Young, III
John M. Young, III

Janis Young Gunselman, Individually
Janis Young Gunselman, Individually

Janis Young Gunselman, Trustee of the Virginia G. Young Family Trust
Janis Young Gunselman, Trustee of the Virginia G. Young Family Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Janis Young Gunselman**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of April, 2009.

Lee E. Cranford, Notary Public
State of Tennessee at Large

My Commission Expires: 01/09/12

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Janis Young Gunselman, Executrix** of **Estate of Virginia G. Young**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of April, 2009.

Lee E. Cranford, Notary Public
State of Tennessee at Large

My Commission Expires: 01/09/12

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williams

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **John M. Young, III**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 11 day of April, 2009.

Notary Public
State of Tennessee at Large

My Commission Expires: July 25, 2009

LESHER TUTTLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
JULY 25, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Janis Young Gunselman, Trustee of the Virginia G. Young Family Trust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of April, 2009.

Lee E. Cranford, Notary Public
State of Tennessee at Large

My Commission Expires: 01/09/12

