BILL GARRETT, Davidson County
Trans:T20090030501 DEEDWARR
Recvd: 05/07/09 14:46 2 pgs
Fees:13.00 Taxes:388.50
20090507-0042243

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45971

WARRANTY DEED

ALAN L. SATURN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of April, 2009

Notary Public

MY COMMISSION EXPIRES: 3/24/2010

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
Anthony R. Taylor	First State Bank	08207005200
801 N. 2nd Street	480 Oil Well Road, Second Floor	
Nashville, TN, 37207	Jackson, TN 38305	

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,

Terrance Possehl, married*

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

Anthony R. Taylor, a single man

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:

BEING Lot No. 107, on the Plan of Dr. V.S. Lindsley's Addition to East Nashville, of record in Plat Book 57, Page 25, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Terrence Possehl by Warranty Deed from Joseph K. Petway, Jr., Janet E. Thompson, and Meredith P. Petway, of record in Instrument No.: 20020220-0021291, Register's Office for Davidson County, Tennessee.

*** This is investment property and not the principal residence of the Grantor nor any spouse.**

See recorded Durable Power of Attorney in Instrument No.: 20081216-0120549, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 801 N. 2nd Street, Nashville, TN 37207

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 30th day of April, 2009

Terrance Possehl by Alan L Saturn, atty in fact

Terrance Possehl
By: Alan L. Saturn, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 30th day of April, 2009, personally appeared Alan L. Saturn to me known to be the person who executed the foregoing instrument on behalf of Terrance Possehl as Attorney in Fact, and acknowledged that Alan L. Saturn executed the same as the free act and deed of the said Terrance Possehl.

Witness my hand and official seal this 30th day of April, 2009.

Janet S. Davis

Notary Public

My Commission Expires: 5-8-2012

