Record and Return To:
Commerce Title & Escrow , LLC
1812 Broadway
Nashville, TN 37203

PREPARED BY (AND RETURN TO):

File No.: RW-09-3613

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(GJ) Title No: 50022
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
C. H. Sawyer Claire G. Sawyer 3613 Meadow Drive Nashville, Tennessee 37215	Franklin American Mortgage Company 501 Corporate Centre Drive #400 Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 11701009600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$480,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Mark A. Berends and spouse, Ann E. Berends erroneously spelled in vesting deed as Mark A. Berands and wife, Ann E. Berands, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert C. H. Sawyer and wife, Claire G. Sawyer** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the westerly 30 feet of Lot No. 25 and the easterly 45 feet of Lot No. 26 the Map of Meadowlawn, of record in Book 974, page 35, Register's Office for said County.

SAID parts of said Lots Nos. 25 and 26 adjoin and front together 75 feet on the southerly side of Central Drive (now Meadow Lane) and runs back between lines, 200.15 feet, more or less, on the easterly line of part of Lot No. 25 and 204.275 feet, more or less, on the westerly line of part of Lot No. 26, to a dead line in the rear on which it measures 75 feet.

BEING the same property conveyed to Mark A. Berends and wife, Ann E. Berends erroneously spelled in vesting deed as Mark A. Berands and wife, Ann E. Berands, by Warranty deed from Bernard C. Strawn and wife, Janice B. Strawn, dated July 10, 2002 and recorded on July 12, 2002, of record in Document No. 20020712-0083930 Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2009, and subsequent years; all matters shown on the Plan of record in Book 974, Page 35, said Register's Office.

This is improved property, known as: 3613 Meadow Drive, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BILL GARRETT, Davidson County
Trans:T20090036223 DEEDWARR
Recvd: 06/02/09 11:02 2 pgs
Fees:13.00 Taxes:1776.00
20090602-0050575

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of May, 2009.

Mark A. Berends

Ann E. Berends

State of TENNESSEE
County of DAVIDSON

On this 28th day of May, 2009 , before me the undersigned authority, personally appeared Mark A. Berends and Ann E. Berends, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $480,000.00

Rachel L. Powers
Affiant

Sworn and subscribed before me this the ~~28th~~ 1st day of ~~May~~ June, 2009

My Commission Expires: 01/07/2013 AMANDA VAUGHN State of Tennessee Notary Public DAVIDSON COUNTY

Amanda Vaughn
Notary Public