WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$950,000.00.** Affiant Subscribed and sworn to before me, this the 24th day of July, 2009. Notary Public My commission expires: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090050458 DEEDWARR
Recvd: 07/27/09 11:52 2 pgs
Fees:13.00 Taxes:3515.00
20090727-0070125

Box 44

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Comission Expires NOV. 22, 2010

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel
Frederick F. Saunders, III **Suzette D. Saunders**	Sun Trust Mortgage, Inc	**Map 103-12 Parcel 269.00**
3816 Central Avenue	401 Commerce St	
Nashville, Tennessee 37205	Nashville, TN 37219	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Steven R. Gorman, a married man

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

Frederick F. Saunders, III and wife, Suzette D. Saunders

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:

LAND in Davidson County, Tennessee, being Lot No. 214 and the westerly 5 feet of Lot No. 215, on the Plan of Richland Realty Company's Second Subdivision, Division B, of record in Plat Book 332, Page 92, Register's Office for Davidson County, Tennessee.

SAID Lot No. 214 and the westerly 5 feet of Lot No. 215 front together 50 feet on the northerly side of Central Avenue and run back between parallel lines 200 feet to an alley.

BEING the same property conveyed to Stephen R. Gorman, a married man, by Deed from Stephen Robinson Wherry, an unmarried man, of record in Instrument No. 20041130-0141789, Register's Office for Davidson County, Tennessee and Scrivener's Affidavit of record in Instrument 20090710-0064568, said Register's Office.

Rose Mary Gorman, spouse of the above named Steven R. Gorman, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **3816 Central Avenue, Nashville, Tennessee 37205**

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 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 **24th** day of **July, 2009.**

Steven R. Gorman

Rose Mary Gorman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Steven R. Gorman and Rose Mary Gorman,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **July, 2009.**

Notary Public

My Commission Expires: 2/24/13

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.