Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #09-1201

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20090052855 DEEDWARR
Recvd: 08/04/09 14:52 2 pgs
Fees:13.00 Taxes:3515.00
20090804-0073073

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **3717 West End Partnership, a Tennessee General Partnership**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark D. Sanders and wife, Cindy S. Sanders,** 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 Lot No. 9 of Block "A" on the Plan of Cherokee Park, Section 1, as of record in Book 547, Pages 169 and 170, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to 3717 West End Partnership, a Tennessee General Partnership, by deed from Christopher E. White and wife, Kimberly G. White dated February 15, 2008 of record as Instrument No. 20080219-0016100, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters, including easements, shown on the recorded plan referenced above, to applicable public utility easements and to 2009 property taxes which have been prorated.

This is improved property, known as: 112B Mockingbird Road, Nashville TN, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. 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. 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 THE EXECUTION HEREOF this 3rd day of August, 2009.

3717 West End Partnership, a Tennessee General Partnership

BY: Radius Group, LLC, General Partner

Eric L. Alldredge, Chief Manager

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a duly commissioned Notary Public in and for the State and County aforesaid, Eric L. Alldredge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Chief Manager of the within named Radius Group, LLC, which is a general partner of the within named 3717 West End Partnership, and that he executed the within instrument as the Chief Manager of Radius Group, LLC for the purposes therein contained by signing and executing this instrument on behalf of Radius Group, LLC as a general partner of 3717 West End Partnership.

Witness my hand at office this the 3rd day of August, 2009.

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 950,000.00

Affiant

Sworn and subscribed before me on this the 3rd day of August, 2009.

Notary Public

My Commission Expires: _____

ALISON L. RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

NEW OWNER:
Mark D. Sanders
112B Mockingbird Road
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
SAME

TAX MAP-PARCEL #:
103-12-299