THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09071920** BOX 50-B RETURN TO: PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $260,000.00. Affiant Subscribed and sworn to before me, this 14th day of August, 2009. JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Notary Public My Commission Expires: 1-9-12

WARRANTY DEED

Address New Owner: Roger T. Vernier and Emily E. Vernier 854 Glen Avenue Nashville TN 37204	Send Tax Bills To: ~~New Owner~~ Pinnacle National Bank 211 Commerce St. Ste 300 Nashville, Tn. 37201	Tax Information: Tax Parcel ID No. 10514003100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JIM SAWYERS, the sole heir of James Michael Sawyers** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Roger T. Vernier and Emily E. Vernier, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING Lot 5, PLAN OF HIRSHBERG'S SUBDIVISION OF CERTAIN LOTS IN WAVERLY PLAN OF LOTS, as shown on plat of record in Plat Book 161, Page 99, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James Michael Sawyers, single, by Warranty Deed from Azby Investments, Inc., recorded May 17, 1994 in Book 9348, Page 126, in the Register's Office, Davidson County, Tennessee.

James Michael Sawyers having died intestate on January 17, 2009. Having been survived by his son and only heir, Jim Sawyers, who was provided Letters of Administration by the Seventh Circuit Court of Davidson County, Tennessee on February 6, 2009.

This is improved property located at 854 Glen Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of August, 2009.

Jim Sawyers

BILL GARRETT, Davidson County
Trans:T20090056988 DEEDWARR
Recvd: 08/20/09 09:47 2 pgs
Fees:13.00 Taxes:962.00

20090820-0078353

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jim Sawyers, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of August, 2009.

Kate Rosenthal
Notary Public

My Commission Expires: 11/22/10

