BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2009. Notary Public MY COMMISSION EXPIRES: AUGUST 23, 2011. (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE TRUSTEES OF THE SAMUEL R. SANDERS, JR. AND MARTHA H. SANDERS TRUST	**SAME**	**094-05-0-102.00**
(NAME) **2739 WINDEMERE DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20090080760 DEEDWARR
Recvd: 11/30/09 15:16 2 pgs
Fees:13.00 Taxes:210.90
20091130-0109467

WARRANTY DEED

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, GEORGE CARL MCCALEB, JR., UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE TRUSTEES OF THE SAMUEL R. SANDERS, JR. AND MARTHA H. SANDERS TRUST, U/A/D DATED DECEMBER 14, 1994,** 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. 48, as shown on the map entitled the Revised Plan on Shelby Heights, Section I, of record in Plat Book 2330, Page 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to George Carl McCaleb, Jr. and wife, Delores J. McCaleb by deed from Philip N. Brownstein of Washington, D.C., as Federal Housing Commissioner, of record in Book 3923, page 373, dated August 5, 1965, Register's Office for Davidson County, Tennessee. The said Delores J. McCaleb having since died.

This conveyance is subject to all matters appearing on the Plan of record in Book 2330, page 171; Restrictions of record in Book 2810, page 475, and any and all other easements, restrictions and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **925 SOUTH 14TH STREET, NASVHILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 30th day of November, 2009.

GEORGE CARL MCCALEB, JR.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GEORGE CARL MCCALEB, JR., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of November, 2009.

My commission expires: **AUGUST 23, 2011**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public