BOX #14A

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#22358-2

The actual consideration or value, whichever is greater, for this transfer is **$296,250.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of January, 2010.

Notary Public

My commission expires: 3/7/2011

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: TZ0100003499 DEEDWARR
Recvd: 01/19/10 14:50 2 pgs
Fees: 13.00 Taxes: 1096.13
20100119-0004459

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jeanine Elizabeth Sandford	**Pinnacle National Bank**	**Map 091-15-0 Parcel 375.00**
317 54th Avenue North	**211 Commerce Street, Suite 300**	
Nashville, TN 37209	**Nashville, TN 37201**	

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, WE,

Gregory W. Sandford and wife, Nancy L. Sandford

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

Jeanine Elizabeth Sandford, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, HER 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. 1 on the Plan of the Resubdivision of Grady Roberts Property, as of record in Book 4715, Page 43, 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 Gregory W. Sandford and wife, Nancy L. Sandford, by Warranty Deed dated June 15, 2009, from Henry S. Hood and wife, Sarah J. Hood, of record in Instrument No. 20090617-0056197, Register's Office for Davidson County, Tennessee.

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 paid by the Grantors herein.

THIS instrument is being executed on behalf of Gregory W. Sandford and wife, Nancy L. Sandford, pursuant to a Power of Attorney executed by them on the 15th day of December, 2009, of record in Instrument No. 20100119-0004458, Register's Office for Davidson County, Tennessee.

This is improved (_X_) unimproved (____) property, known as: **317 54th Avenue North, Nashville, TN 37209**.

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 **15th** day of **January, 2010.**

Gregory W. Sandford
Gregory W. Sandford

By: Susan Pritchett Allison, atty in-fact
Susan Pritchett Allison, Attorney-In-Fact

Nancy L. Sandford
Nancy L. Sandford

By: Susan Pritchett Allison, atty-in-fact
Susan Pritchett Allison, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Susan Pritchett Allison,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Gregory W. Sandford and wife, Nancy L. Sandford,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Gregory W. Sandford and wife, Nancy L. Sandford,** for the purpose therein contained, by signing the name of **Gregory W. Sandford and wife, Nancy L. Sandford,** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **January, 2010.**

Jennifer L. Johns
Notary Public

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires: 3/7/2011