WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100023049 DEEDWARR
Recvd: 04/19/10 13:47 2 pgs
Fees:13.00 Taxes:506.90
20100419-0029330

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 29, 2013

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$137,000.00.**

Affiant

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

Notary Public

My commission expires: 7-29-13

(AFFIX SEAL)

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
Gregory Bourbeau	Bank of America	**Map 083-04 Parcel 290.00**
2114 Rosecliff Drive	P.O. Box 650070	
Nashville, TN 37206	Dallas TX 75265	

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,

Thomas Lee Sanders, unmarried

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

Gregory J. Bourbeau, a Single Person

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. 5 on the Plan of Revisions to Young's Valley, Section Two, of record in Plat Book 6200, page 773, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Thomas Lee Sanders, unmarried by Deed from Bank of America, National Association as successor by merger to LaSalle Bank National Association as trustee for WMABS 2006HES, dated November 23, 2009, of record in Instrument No. 20091207-0111852, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 7604, Page 245, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; 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 **2114 Rosecliff Drive, Nashville, TN 37206**

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 **April, 2010.**

Thomas Lee Sanders
Thomas Lee Sanders

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Thomas Lee Sanders,** the within named seller, 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 **15th** day of **April, 2010.**

Jennifer L. Johnson

Notary Public

My Commission Expires: 3/7/2011

