THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No10-2725

BILL GARRETT, Davidson County
Trans:T20100029478 DEEDWARR
Recvd: 05/17/10 13:10 2 pgs
Fees:13.00 Taxes:46.25
20100517-0037774

Property Address: 520 High Street, Nashville, TN 37211

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jennifer N. Sanders and Robert L. Sanders, wife and husband,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Billie Byrd,** Married, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson,** State of Tennessee, to-wit:

Land in Davidson County Tennessee being Lot no 185 on the plan of SunRise Heights, Second Addition, of record in Book 421, Page 46, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Eugene Frank Hunkus, , Warranty Deed dated December 29, 1994, of record in Book 9559 Page 867, Register's Office for Davidson County, Tennessee. The said Eugene Frank Hunkus having died intestate on March 11, 2009 and being survived by his only child, Jennifer N. Sanders. Affidavit of Heirship filed simultaneously herewith of record in Instrument # 20100517-0037772

This is improved property also known as 520 High Sreet, Nashville, TN 37211.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2010 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 11 day of May 2010.

Jennifer N. Sanders by James C. Hofstetter atty in fact {Seal}

Robert L. Sanders by James C. Hofstetter Atty in Fact {Seal}

STATE OF Tennessee
County of Davidson

Before me personally appeared James C. Hofstetter, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jennifer N. & Robert L. Sanders and acknowledged that he/she executed the same as his free act and deed by virtue of that Power of Attorney recorded on _____ in Book * Page _____ in the Register's Office of Davidson County, Tennessee. *20100517-0037773

Witness my hand and official seal this 7 day of May 2010.

Robyn DuBray
Notary Public

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/8/2012

(SEAL)

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $12,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 DAY OF May, 2010

Robyn DuBray
Notary Public

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 5/8/2012

(AFFIX SEAL)

SEND TAX STATEMENTS TO:
Map/ Parcel: 133-1-185

New owner: Tax Bills to:
Billie Byrd
520 High Street
Nashville, TN 37211