Box 10-B

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: August 23, 2011

(AFFIX SEAL)

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
SAMUEL R. SANDERS, JR AND MARTHA H. SANDERS TRUST, U/A/D DECEMBER 14, 1994	**SAME**	**083-13-0-368.00**
(NAME)	(NAME)	
2739 WINDEMERE DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20100037732 DEEDWARR
Recvd: 06/21/10 14:47 2 pgs
Fees:13.00 Taxes:166.50
20100621-0048359

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, **WE, RICHARD CARNEY AND WIFE, ROSELLA CARNEY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMUEL R. SANDERS, JR. AND MARTHA H. SANDERS, TRUSTEES, OF THE SAMUEL R. SANDERS, JR. AND MARTHA H. SANDERS TRUST U/A/D DECEMBER 14, 1994** HEREINAFTER CALLED THE GRANTEE, ITS 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. 8, on the plan of Shelby Village, Section One, of record in Plat Book 1835, page 63, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard Carney and wife, Rosella Carney by deed from Peter S. R. Harmer, Jr., a single person, of record as Instrument No. 20000223-0017879, dated January 31, 2000, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the Plan of record in Plat Book 1835, page 63, and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

GRANTEES HEREIN ASSUME 2010 PROPERTY TAXES.

Unimproved ( )
This is improved(X) property, known as **505 VILLAGE COURT, NASHVILLE, 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, except for that certain Deed of Trust referenced herein; 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 our hands this 21 day of June, 2010.

Richard Carney
RICHARD CARNEY

Rosella Carney
ROSELLA CARNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Richard Carney and Rosella Carney, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21 day of June, 2010.

My Commission Expires: **August 23, 2011**

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

Lee A. Cohen
Notary Public