Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20100039342 DEEDWARR
Recvd: 06/28/10 15:57 2 pgs
Fees:13.00 Taxes:721.50
20100628-0050430

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

Subscribed and sworn to before me, this ___ day of June, 2010.

Notary Public
My commission expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013

07-1006-84251

Address of New Owner:	Send Tax Bills to:	Tax Information
Lucas Boto 322 Binkley Drive Nashville TN 37211	New owner	147-02-0-066.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephen Wayne Saunders, married and Mary Belinda Saunders England, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lucas Boto, unmarried**, hereinafter called the Grantees, their successors 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. 395, on the Plan of Section Three, Caldwell Hall, of record in Book 2900, Page 131, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frank W. Saunders and wife, Mary T. Saunders by deed from The Kennedy Corp., dated July 25, 1961, recorded August 4, 1961, of record in Book 3255, Page 87, Register's Office for Davidson County, Tennessee. The said Frank W. Saunders having since died on December 25, 1998. The said Mary T. Saunders subsequently died on November 15, 2003. The said Stephen Wayne Saunders and Mary Belinda Saunders England are the sole heirs at law of Frank W. W Saunders and Mary T. Saunders. See Affidavit of Heirship recorded simultaneously herewithin Instrument No. 20100628-0050429, said Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantors nor their spouses or any dependents.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 322 Binkley Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 18th day of June, 2010.

Stephen Wayne Saunders
Stephen Wayne Saunders

Mary Belinda Saunders England
By Stephen Wayne Saunders as her attorney in fact.
Mary Belinda Saunders England
By Stephen Wayne Saunders as her
Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephen Wayne Saunders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 18th day of June, 2010.

Deborah K. Devine
State of Tennessee at Large

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires 11/07/12

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Stephen Wayne Saunders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Mary Belinda Saunders England and that he is authorized by Mary Belinda Saunders England to execute this instrument on his/her behalf.

Witness my hand and seal at Franklin, Tennessee, this 18th day of June, 2010.

Deborah K. Devine
Notary Public at Large

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:11/07/12