Box 13
#15946

BILL GARRETT, Davidson County
Trans:T20100062368 DEEDWARR
Recvd: 10/04/10 09:31 2 pgs
Fees:13.00 Taxes:555.00

20101004-0078941

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-100900638

WARRANTY DEED

HOUSTON E. HILL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 30TH DAY of SEPTEMBER, 2010

Notary Public

MY COMMISSION EXPIRES: 3-10-2012

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HARRY ANTHONY PRICE 1721 E COLTON AVE #76 REDLANDS, CA 92374	F&M BANK 1639 Medical Center Pkwy Ste 101 Murfreesboro, TN 37013	182-00-0-053.00

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,

MICHAEL L. SAUNDERS AND SHERRY SAUNDERS

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

HARRY ANTHONY PRICE AND WIFE, CAROL ANN PRICE

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:

A certain tract of parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit: BEING a tract of land in the 5th, formerly the 6th, Civil District of Davidson County, Tennessee being part of Lots Nos. 4, 5, 6, 7, 8, and 9 in the division of Lands of Joseph C. Nance, deceased, of record in Book M, page 703, County Court for said County, and being part of Lot No. 4 on the division of Patton land as made by an unrecorded survey of Stephen A. Draper, Surveyor, October 12, 1959, and said part of Lot No. 4 being designated at Tract A and described according to an unrecorded survey made by Hickerson & Hickerson, Engineers, on February 24, 1962 as follows, to wit:

Beginning at a point in the southerly margin of Hobson Pike, said point being the northeasterly comer of the James Johnson property and the northwesterly comer of the property herein conveyed, said point being 447 feet from the southeast intersection of Whittamore Street and Hobson Pike measured along the southerly margin of Hobson Pike; thence South 84 deg. 39' east along the southerly margin of Hobson Pike 192.9 feet to a point; thence south 4 deg. 12' west 871.20 feet to a point; thence south 84 deg. 39' east 100 feet to a point; thence south 4 deg. 12' west 507.1 feet to a point; thence north 87 deg. West 335.4 feet to a point thence; north 4 deg. 12' east 572.1 feet to a point; thence 84 deg. 30' east 50 feet to a point; thence north 3 deg. 09' east 809.7 feet to the point of beginning. containing 8 acres, more or less.

Being the same property conveyed to Michael L. Saunders and wife, Sherry Saunders, by Warranty Deed from John B. Corcoran, married, dated 3-3-04 and recorded 3-5-04 in Instrument No. 20040305-0025395, in the Register's Office of Davidson County, Tennessee.

This is improved (X) property known as **13701 OLD HICKORY BLVD., ANTIOCH, TN 37013**
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, 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 our hands this 30TH DAY of SEPTEMBER, 2010.

MICHAEL L. SAUNDERS

SHERRY SAUNDERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL L. SAUNDERS the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30TH DAY of SEPTEMBER, 2010.

Commission Expires: 3-10-2012

Notary Public

HOUSTON E. HILL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SHERRY SAUNDERS the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 30TH DAY of SEPTEMBER, 2010.

Commission Expires: 3-10-2012

Notary Public

HOUSTON E. HILL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN