File Box 24B

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{	{	}
{Stephen E. Sanders	{New Owner	} Map and Parcel
{329 21st Avenue N, Ste.1	{	} 11910020700
{Nashville, TN 37203	{	}
{	{	}
{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Ste. 201, Nashville, Tennessee 37205.		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Exchange Club Family Center, Inc., a Tennessee corporation (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Stephen E. Sanders (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 21 on Block "F" and part of Lots Nos. 14 and 15 of Block "F" on the Plan of Woodbine courts, Part 2, not of record, described according to a survey made by Blanchard and Parrish, Engineers, and further described according to a survey made by Blanchard and Parrish, Engineers, and further described according to a survey made by John Kohl, Surveyor, dated 6/10/77 as follows:

Said Tract fronts 85 feet on the Southerly side of Thompson Lane and runs back between parallel lines, altogether a total depth of 150 feet to a dead line, described as follows:

Beginning at a point in the Southerly margin of Thompson Lane at the common corner of Lots Nos. 21 and 22; thence with the line between said lots, Southwardly a distance of 137.5 feet to the Northerly margin of Lot No. 14 and continuing in a straight line to an additional 12.5 feet to a point; thence in Easterly direction, parallelling the line between Lots Nos. 21 and 14 and continuing with the line between Lots Nos. 21 and 15 a total distance of 85 feet; thence in a Northerly direction and parallel to the line between Lots Nos. 14 and 15, a distance of 12.5 feet to the common corner of Lots Nos. 20 and 21, thence continuing in a Northerly direction with the line between Lots Nos. 20 and 21, a distance of 137.5 feet to the Southerly margin of Thompson Lane; thence with said margin in a Westerly direction, a distance of 85 feet to the point of beginning.

BILL GARRETT, Davidson County
Trans:T20120099818 DEEDWARR
Recvd: 12/31/12 08:42 3 pgs
Fees:18.00 Taxes:518.00
20121231-0120405

Being the same property conveyed to Exchange Club Family Center, Inc. By Deed from Jack Green and wife, Gladys Green, of record in Instrument Number 200005010042586, said Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 141 Thompson Lane, Nashville, Tennessee 37211.

This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years for Davidson County, Tennessee.
2. Covenants and Restrictions are set forth in Book 7003, page 42, said Register's Office for Davison County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $140,000.00.
(
(
(
(Subscribed and sworn to before me
(this 27th day of December, 2012.
(
(
(
(My Commission Expires: 10/5/15
(

Affiant

Notary Public

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind the maker, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 27th day of December, 2012.

Exchange Club Family Center, Inc., a
Tennessee Corporation

BY: _____
President of Board of Directors

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared John Farringer with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Chairman of the Board of Directors for Exchange Club Family Center, Inc. and that he/she as President executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as President of the Board of Directors.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of December, 2012.

_____
NOTARY PUBLIC

My Commission Expires:

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013