Box 1

WARRANTY DEED

BOOK 11417 PG. 535

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$94,000.00**

Edis R Cruz

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24TH DAY OF MARCH, 1999.

Notary Public

MY COMMISSION EXPIRES: February 19, 2002

(AFFIX SEAL)

ANGELA M. LAKE NOTARY PUBLIC AT LARGE AFFORD CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013
My Commission Expires 2-19-2002

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edis R. Cruz	**GMAC Mortgage Corporation**	**162-5-70**
(NAME)	(NAME)	
5300 Townes Court	**8360 Old York Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Elkins Park, PA 19117-1590**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Don S. Anderson and Robert A. Anderson and Gary B. Anderson and Carl V. Anderson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edis R. Cruz, unmarried**, 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:

Land in Davidson County, Tennessee, being Lot No. 175 on the plan of Hickory Valley, Section 1, of record in Book 4175, page 75, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Stanley O. Anderson and wife, Lillian J. Anderson by deed of record in Book 7059, Page 394, Register's Office for Davidson County, Tennessee, Lillian J. Anderson predeceased Stanley O. Anderson. Stanley O. Anderson having been deceased leaving as his sole heirs Don S. Anderson, Robert A. Anderson, Gary B. Anderson and Carl Victor Anderson, reference Heirship Affidavit recorded Simultaneonsly herewith.

Carl V. Anderson being one and the same as Carl Victor Anderson

This instrument is executed on behalf of Don S. Anderson, Robert A. Anderson, Carl V. Anderson by Gary B. Anderson as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11417, Page 522, Book 11417, Page 525 and Book 11417, Page 525, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **5300 Townes Court, Nashville, TN 37211**
(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, 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.

05699 75
IDENTIFICATION
99 APR -6 PM 1:37
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

Witness my/our hand(s) this 24th day of March, 1999.

Gary B Anderson
Gary B. Anderson

Don S Anderson by Gary B Anderson Atty-In-fact
Don S. Anderson

Carl V Anderson by Gary B Anderson Atty-In-fact
Carl V. Anderson

Robert A Anderson by Gary B Anderson Atty-In-fact
Robert A. Anderson

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 Gary B. Anderson the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of March, 1999.

ANGELA M. LAKE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

Notary Public

Commission expires:

My Commission Expires 2-19-2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of March, 1999 before me personally appeared Gary B. Anderson, the person who executed the foregoing instrument on behalf of Don S. Anderson, Robert A. Anderson and Carl V. Anderson, and acknowledged that Don S. Anderson, Robert A. Anderson and Carl V. Anderson executed the same as the free act and deed of the said Gary B. Anderson, through Power of Attorney granted Gary B. Anderson, by the said Don S. Anderson, Robert A. Anderson and Carl V. Anderson.

ANGELA M. LAKE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

Notary Public

Commission Expires:

My Commission Expires 2-19-2002

7531 04/06 0101 03CHECK 358-80

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11417 PG. 537

0569975

IDENTIF. & REFERENCE

APR -6 PM 1:37

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
BY

CAMT	94000.00
CON TX	347.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	358.80
CHECK	358.80

04/06/99 01 13:39 0001 7931

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1446952