Davidson County DEEDWARR
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Fees:13.00 Taxes:509.68

20020422-0049385

JUDY S WELLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN
My Commission Expires September 25 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,750.00

Edward C. Anthony
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2002.

J S Wells
Notary Public

MY COMMISSION EXPIRES: ~~01/26/05~~ 9/25/2004

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title Services, LLC, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Anthony and wife, Barbara Anthony	National Bank of Commerce	Map: 64-4-7.00
(NAME) 109 Woodside Ct.	(NAME) 115 29TH Avenue South	Parcel:
(ADDRESS) Old Hickory TN 37138	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, TRACIE NIX, AN UNMARRIED WOMAN, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto EDWARD ANTHONY AND WIFE, BARBARA ANTHONY, hereinafter called the GRANTEE(S), 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. 19 on the Plan of Section 1, Woodside Subdivision, of record in Plat Book 5050, Page 75, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tracie L. Nix, an unmarried person, by Warranty Deed of record in Book 11133, Page 53 of the Register's Office for Davidson County, Tennessee.

Restrictive Covenants, Easements and Additional Exceptions:

Subject to any and all matters as shown on the plan of record in Plat Book 5050, Page 75; Restrictions in Book 5165, Page 321; all of the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 109 Woodside Ct., Old Hickory, TN 37138
(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 GRANTEE(S), their heirs and assigns forever; and Grantor covenants with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 16th day of April, 2002.

Tracie Nix

STATE OF Tennessee

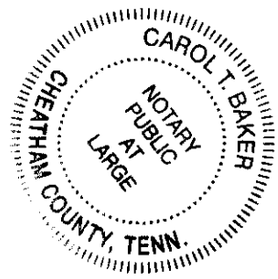
COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Tracie Nix who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of April, 2002.

Notary Public

My Commission Expires: 1/26/05



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027