40-A

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/29/02 15:49 2pgs
Fees:13.00 Taxes:1435.60
20020429-0052418

TRACY L. LOVE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Bicentennial Title & Escrow, 19 Rutledge Avenue North, Nashville, TN 37208

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John C. Anderson | BANK OF AMERICA | [redacted]-241.00 |
| (NAME) 1708 Cedar Lane | (NAME) 2059 NORTHLAKE PARKWAY | |
| (ADDRESS) Nashville, Tennessee 37212 | (ADDRESS) TUCKER, GA 30084 | |
| (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, Robert Belton and wife, Joyce Martin Belton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John C. Anderson and wife, Kristen M. Anderson, 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. 82 on the Plan of Belmont Terrace, as of record in Book 421, page 101, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Cedar Lane at the southwest corner of Lot No. 83 on said Plan; running thence along the northerly margin of said Lane 53.4 feet to the beginning of a curve at the intersection of Cedar Lane with Brightwood Avenue, thence along said curve 22.4 feet to a point in the easterly margin of Brightwood Avenue; thence with the easterly margin of said avenue; northerly 142 feet to the southerly margin of an alley; thence with the southerly margin of said alley, easterly 80.1 feet to the northwest corner of said Lot No. 83; thence with the line between Lots Nos. 82 and 83 southerly 160 feet to the point of beginning.

Being the same property conveyed to Robert Belton and wife, Joyce Martin Belton, by deed from Judy E. Briggs, of record in Book 5138, page 553, said Register's Office. Joyce Martin Belton and Joyce M. Belton are one and the same person.

unimproved ☐

This is improved ☒ property, known as 1708 Cedar Lane, Nashville, TN 37212

(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.

Witness our hands this 26th day of April, 2002.

Robert Belton

Joyce Martin Belton

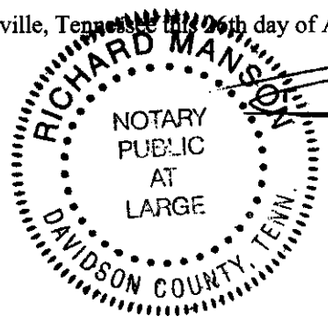
STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 26th day of April, 2002.

Commission expires:




Notary Public

My Commission Expires MAY 28, 2003