Davidson County DEEDWARR
Recvd: 09/06/02 11:43 2pgs
Fees:13.00 Taxes:295.63
20020906-0108254

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WARRANTY DEED

This Indenture made this **13th** day of **August, 2002** between **Eric Anderson and wife, Jennifer Anderson, ,** GRANTOR, and **Victoria Christensen and John Christensen ,** as GRANTEEs By Jennifer Anderson Power of Attorney E VC JC BY VICTORIA CHRISTENSEN AS ATTY IN FACT

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

LAND in Davidson County, Tennessee BEING Lot No. 1 on the Plan of West Nashville Annex Subdivision Resubdivision of Lots 34-38, of record in Book 4885, page 138, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate legal description.
Being the same property conveyed to Eric Anderson and Jennifer Anderson by Warranty Deed from HUD of record in Instrument No. 20020405-0041891, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 4885, page 138, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 4395, page 720, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 649A James Avenue Nashville, Tennessee 37209.

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 we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **13th** day of **August, 2002.**

Eric Anderson

Eric Anderson By Jennifer Anderson Attorney in Fact

By Jennifer Anderson Attorney in Fact

Jennifer Anderson

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric Anderson and Jennifer Anderson, 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 executed the within instrument for the purposes therein contained. Witness my hand and official seal this 13th day of August, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

AUBORN L. HAGER III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires March 29, 2003

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $79900

Affiant

Subscribed and sworn before me this 13th day of August, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

AUBORN L. HAGER III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires March 29, 2003

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Victoria Christensen
649 A James Avenue
Nashville, Tennessee 37209

Send Tax Bills to:
CTX Mortgage Company, LLC
P.O. Box 199114
Dallas, Texas 75219-0114

Map & Parcel Number:

Map 090 Group 08-0 Parcel 207.00