WARRANTY DEED

B-FH-03-6111

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,500.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF July, 2003.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Margaret S. Pharris	Mortgage Company of America	
6111 Cowden	(NAME) 2416 21st Ave. South, Ste. 202	103-01-36.00
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SENECA E. ANDERSON, II AND WIFE VERONICA C. ANDERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARGARET S. PHARRIS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, Tennessee, being the northwesterly portions of Lots 7 and 8 on the survey of John B. Cowden, Subdivision No. 2, dated February 18, 1946, not of record and being described according to a survey of John Kohl and Company, P.C., Tennessee Land Surveyor 100, dated January 15, 1987 as follows:

Beginning at a point in the southeasterly margin of an unnamed alley, said point being 200 feet from the southwesterly margin of Marcia Avenue, formerly Cowden Street, and being the northeasterly corner of Lot No. 8 on said unrecorded plan; thence, south 31 degrees 53 minutes 47 seconds east 127.4 feet to a point, said point being the southeasterly corner of said property; thence south 50 degrees 20 minutes 34 seconds west 99.75 feet to a point, said point being the northeasterly corner of the Clarence Field property; thence with Field's northeasterly line north 32 degrees 47 minutes 24 seconds west 139 feet to a point in the southeasterly margin of said unnamed alley; thence, with said southeasterly margin of said alley north 52 degrees 26 minutes 22 seconds east 99.03 feet to the point of beginning.

Being the same property conveyed to Seneca E. Anderson, II, and wife, Veronica C. Anderson by Deed dated July 27, 2001 and filed for record on July 30, 2001 in Instrument Number 20010730-0080421, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 6111 Cowden, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (Cty 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 we do covenant with the said GRANTEE(S) 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 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 my/our hand(s) this 7th day of July, 2003.

Seneca E. Anderson, II

Veronica C. Anderson

Davidson County DEEDWARR
Recvd: 07/14/03 10:32 2pgs
Fees:13.00 Taxes:338.55

20030714-0097862

STATE OF Tennessee

COUNTY OF Davidson

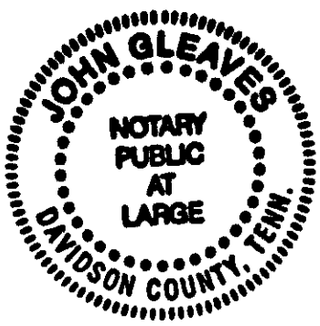
I, , a Notary Public of the County and State first above written, do hereby certify that Seneca E. Anderson, II and wife Veronica C. Anderson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 7th day of July, 2003.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903