WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/17/03 09:07 2pgs
Fees:13.00 Taxes:527.25

20030717-0100130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July 2003

Notary Public

MY COMMISSION EXPIRES:

LYNDA L. KING
Notary Public At Large
Commission Expires 05-21-2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bragg, Mansfield, & Stegall, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Sullivan (NAME)	Mortgage Company of America (NAME)	161-07-0-082.00
512 Amalie Court (ADDRESS)	2416 21st Avenue, South, Ste.202 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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, Harry Powell Anderson, II and wife, Karen List Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John P. Sullivan, 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, Tenenssee, being Lot No. 4 on the Plan of McMurray Woods Addition, Section I, as of record in Book 4675, page 6, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete and accurate description of said lot.

Being the same property conveyed to Harry Powell Anderson, II, and wife, Karen List Anderson, by deed from Jack E. Scott and wife, Anne R. Scott, as shown of record in Book 10324, page 837, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants as shown of record in Book 4727, page 673, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 512 Amalie 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.

Witness our hand s this 11th day of July, 2003

Harry Powell Anderson, II

Karen List Anderson

BY: Harry Powell Anderson II
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harry Powell Anderson, II ~~and wife, Karen List Anderson~~

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 Murfreesboro, Tennessee, this 11th day of July, 2003.

LYNDA L. KING
Notary Public At Large
Commission Expires 05-21-2007

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Harry Powell Anderson, II, with whom I am personally acquainted, and to me known to be the person who acknowledged the foregoing instrument on behalf of Karen List Anderson, and who acknowledged that he executed the same as the free act and deed of the said Karen List Anderson, and for the purposes therein contained by virtue of that certain Power of Attorney duly executed by the said Karen List Anderson, and appearing of record as Instrument # X, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Murfreesboro, Tennessee, on this 11th day of June, 2003.

My Commission Expires:_____

Notary Public

LYNDA L. KING
Notary Public At Large
Commission Expires 05-21-2007

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