24-1-028

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 03/02/04 16:32 2pgs
Fees:13.00 Taxes:1239.32
20040302-0023779

WARRANTY DEED

THIS INDENTURE is made and entered into this **24th** day of **February, 2004** by and between **Leonard C. Deakins and Evelyn Deakins, husband and wife** , herein after referred to as GRANTOR, and **David Michael Anderson and wife, Mary Therese Anderson** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 6 on the Plan of Ashley Park, a Planned Unit Development, as of record in Book 9700, page 823, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

This Conveyance is subject to Declaration of Restrictive Covenants contained in instrument of record in Book 11154, page 822, said Register's Office; Ashley Park Homeowners Association Charter of record in Book 11295, page 326, said Register's Office; Ten foot Public Utility & Drainage Easement and easements and setback lines as set forth on the above plan of record; and taxes for 2004 which are not yet due and payable; Subject to private ingress-egress easement for access to and from Christ Pentecostal Property as shown on plat of record.

Being the same property conveyed unto Leonard C. Deakins and Evelyn Deakins, husband and wife, as tenants by the entirety with rights of survivorship, by Warranty Deed from Brent Sellers Builders, Inc., a Tennessee Corporation, dated July 23, 1999, of record in Book 11590, page 89, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 5633 Montelle Lane, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Leonard C. Deakins
Signature of Seller

Evelyn Deakins
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Leonard C. Deakins and Evelyn Deakins, husband and wife** , the within named bargainors, 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, at office, this **24th** day of **February, 2004.**

Carrie E. Hughes
Notary Public

MY COMMISSION EXPIRES AUGUST 22, 2005

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

My Commission Expires:_____

Name and Address of Property Owner:
David Michael Anderson
5633 Montelle Lane, Nashville, TN 37211

Send Tax Statements to:
Suntrust Mortgage, Inc
201 4th Avenue North, 6th Floor, Nashville, TN 37219

map and parcel--164.14-0D-006.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$334,950.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **24th** day of **February, 2004.**

Carrie E. Hughes
Notary Public

MY COMMISSION EXPIRES AUGUST 22, 2005

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

My Commission Expires: _____

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