Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #03-1398

**PICK-UP**

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James R. Anderson, Trustee, and Mary Elise Anderson, Trustee, U/A/D Dec. 06, 1994** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Therese Frey Call**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot 1 on the Re-Subdivision of Lot 1 and 2 Smyth Property Subdivision of record as Instrument No. 20040227-0022423, RODC, to which Plan reference is hereby made for a complete description thereof.

Being part of the same property conveyed to James R. Anderson and wife, Mary Elise Anderson, Trustee(s), by Quitclaim Deed of record in Book 9601, Page 33, Register's Office, Davidson County, Tennessee. The Grantors hereby warrant that the referenced Trust remains in existence, and that they as Trustees have the power and authority to sell and convey the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 2201 Old Hickory Boulevard, Nashville TN 37215.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF** this 4th day of March, 2004

x James R Anderson
**James R. Anderson, Trustee**
Trustee

x Mary Elise Anderson Trustee
**Mary Elise Anderson, Trustee**

Davidson County DEEDWARR
Recvd: 03/09/04 14:10 2pgs
Fees:13.00 Taxes:1961.00

20040309-0027060

State of INDIANA )
County of JEFFERSON )

On this 4th day of March, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James R. Anderson, Trustee and Mary Elise Anderson, Trustee, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Cynthia K Hughes
Notary Public

My Commission Expires: 3-10-2011

State of TN )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 530,000.00.**

X Richard J Call
Affiant

Sworn and subscribed before me on this the 4th day of March, 2004.

KIM M. BALLEW
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 7-30-05

Richard J Call

**NEW OWNER:**
**Richard J. Call**
**2201 Old Hickory Boulevard**
**Nashville, TN 37215**

**RESPONSIBLE FOR TAX PAYMENT:**
**Same**

**TAX MAP-PARCEL #:**
**158-0-120(part of )**