WARRANTY DEED

G-MM-04-2913

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF June, 2004.

Notary Public

DENA L. O'BRIEN NOTARY PUBLIC AT LARGE DAVIDSON COUNT TENN. My Commission Expires SEPT. 30, 2005

MY COMMISSION EXPIRES:

AFFIX SEAL

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
Roger Anderson	Coldwell Banker Mortgage	
2913 Lera Jones Drive (ADDRESS)	2001 Bishops Gate Blvd. (NAME) (ADDRESS)	150-6-172
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Mount Laurel, NJ 08054 (CITY) (STATE) (ZIP)	

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 JAMES A. HOYLE AND WIFE LORI A. HOYLE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROGER ANDERSON AND RHODA ANDERSON, 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:

Being Lot No. 18 on the plan of West Lake Subdivision, of record in Plat Book 6200, Page 785, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James A. Hoyle and wife Lorie A. Hoyle by Warranty Deed from Ronald A. Tate and wife Deanna R. Tate dated 2-26-98 and filed for record on 3-2-98 in Book 10817, page 176, 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 2913 Lera Jones Drive, Antioch, Tennessee 37013
(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 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 16th day of June, 2004.

James A. Hoyle

Lori A. Hoyle

Davidson County DEEDWARR
Recvd: 06/23/04 10:06 2pgs
Fees:13.00 Taxes:480.63

20040623-0074362

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named James A. Hoyle and wife Lori A. Hoyle 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/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this 17th day of June, 2004.

My Commission Expires 6/30/06

Notary Public

