WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/24/04 09:10 2pgs
Fees:13.00 Taxes:406.63
20040624-0074864

NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: February 10, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marilyn S. Abernathy	Columbia National, Inc.	MAP 33 PARCEL 75
(NAME)	(NAME)	
1179 Campbell Road	P.O. Box 3050	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Columbia, MD 21045-6050	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **Linda Tyler, now being Linda Anderson and husband, Phillip Anderson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marilyn S. Abernathy**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract of parcel of land situated in the 10th District of Davidson County, Tennessee, beginning at a point in the center of Campbell Road at the northwest corner of the tract herein conveyed; and running South 46 degrees East 83 feet; thence South 32 degrees East 63 3/10 feet; thence South 20 degrees 45 minutes East 102.5 feet; thence South 20 degrees 07 minutes east 48.5 feet; thence South 49 degrees 33 minutes East 33.3 feet to a point in the westerly line of Charlie Hunt property; thence with said Hunt Line north 23 degrees 12 minutes East 280.7 feet to the middle of Campbell Road; thence with middle of Campbell Road; north 85 degrees 30 minutes West 286.7 feet to the point of beginning, and a culvert in the center of said Campbell Road, containing 0.956 acres, according to a survey made by Stephen A. Draper, Surveyor, Nashville, TN on September 18, 1952.

Being the same property vested in Linda Tyler by Final Decree of Divorce of record in Book 10031, page 428, and originally in Deed of record in Book 7509, page 913, Register's Office for Davidson County, Tennessee; the said Linda Tyler having been restored to her maiden name of Linda Ruth McBroon in Final Decree of Divorce of record in Book 10031, page 428, Register's Office for Davidson County, Tennessee; the said Linda Ruth McBroom having since married, now being Linda Anderson.

Linda Tyler, Linda Ruth McBroom and Linda Anderson are one and the sane person.

Phillip Anderson joins in this conveyance for the purpose of conveying any right, title or interest, which he may have, marital or otherwise, in and to subject property.

This is the same legal description as on the previous deed of record.

This conveyance is made subject to any and all existing restrictions, setbacks, zoning regulating, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

2004 property taxes shall be the responsibility of the Grantees when due and payable.

This is improved property, known as 1179 Campbell Road, Goodlettsville, TN 37072
(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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 hand this 22nd day of June, 2004.

Linda Anderson
LINDA ANDERSON

Phillip Anderson
PHILLIP ANDERSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, LINDA TYLER, NOW BEING LINDA ANDERSON AND HUSBAND PHILLIP ANDERSON the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this: 6/22/2004.

Commission expires: February 10, 2008

Larry D. Craig Notary Public

NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008