Davidson County DEEDWARR
Recvd: 07/09/04 09:01 2pgs
Fees:13.00 Taxes:333.00
20040709-0081681

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ROBBIN TEASLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Maria S Young
Affiant

Subscribed and sworn to before me, this 30th day of June, 2004.

Bobbi Jean
Notary Public
My commission expires: 11-27-2006

06-0406-71289

Address of New Owner:	Send Tax Bills to:	Tax Information
Deborah Ann Davenport	Irwin Mortgage Corp.	133-07-0
188 Empire Drive	P. O. Box 23550	269
Nashville TN 37211	Jacksonville, TN 32241	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kenneth W. Anderson** and wife, **Shelby Lynn Anderson**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Deborah Ann Davenport**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee. being Lot No. 77 on the Map of Parma Heights as recorded in Book 2133, page 23, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Kenneth W. Anderson and wife, Shelby Lynn Anderson, by deed from Kenneth Cooper, Executor for the estate of Mary Gladys Priest, dated October 15, 1993, of record in Book 9206, page 281, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 188 Empire Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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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 30th day of June, 2004.

Kenneth W. Anderson

Shelby Lynn Anderson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kenneth W. Anderson and Shelby Lynn Anderson, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 30th day of June, 2004.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

NOTARY PUBLIC AT LARGE
ROBBIN TEASLEY
WILSON COUNTY, TENN.