RETURN TO:
Rudy Title & Escrow, L
2012 21st Ave. South
Nashville, TN 37212

WARRANTY DEED

SPENCER R. TALBOT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY
MY COMMISSION EXPIRES JAN 27, 2007

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,200.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF August, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

B-BLUE-04-5120

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
Charles S. Anderson, Jr.	ABN Amro Mortgage Group, Inc.	
5120 Anchorage Drive (ADDRESS)	2600 W. Big Beaver Road (ADDRESS)	146-15-92
Nashville, Tennessee 37220 (CITY) (STATE) (ZIP)	Troy, MI 48084 (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 MARY A. MCCORD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES S. ANDERSON, JR. AND WIFE DEBORAH 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:

Land in the Sixth Civil District of Davidson County, Tennessee, being Lot No. 15 on the Plan of Haileywood Estates, Section II, as of record in Book 2331, Page 81, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 15 fronts 100.3 feet on the easterly side of Anchorage Drive, and extends back between lines 353.2 feet on the northerly side, and 315.3 feet on the southerly side, to a dead line in the rear on which it measures 105.7 feet.

Being the same property conveyed to William B. McCord, Jr., and wife, Mary Alice McCord by Deed dated March 1, 1976 and filed for record on March 1, 1976 in Book 5001, Page 99, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

*The said William B. McCord Jr. is now deceased

unimproved ( )
This is improved (X) property, known as 5120 Anchorage Drive, Nashville, Tennessee 37220
(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 11th day of August, 2004.

Mary A. McCord by Mary Ann Reese Attorney in-Fact
Attorney in Fact

Davidson County DEEDWARR
Recvd: 09/17/04 14:57 2pgs
Fees:13.00 Taxes:481.74

20040917-0112369

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the ~~4th~~ 18th day of ~~March~~ August 2004, before me personally appeared Mary Ann Reese to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mary A. McCord a/k/a Mary Alice McCord, and acknowledged that he/she/they executed the same as his/her/their free act and deed by virtue of that Power of Attorney recorded _____ Instrument No. 20040917-0112276 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 18th day of August 2004.

NOTARY PUBLIC

My Commission Expires: 1-27-07

SPENCER R. TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES
JAN 27, 2007