Davidson County DEEDWARR
Recvd: 12/15/04 12:13 2pgs
Fees:13.00 Taxes:621.53

20041215-0149095

WARRANTY DEED

G-CD-04-1227

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,930.50

John Andersen
Affiant

Subscribed and sworn to before me, this 7th DAY OF December, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
John C. Andersen	PCHLI	
1227 5th Avenue North	(NAME) P.O. Box 50220	82-9-290
(ADDRESS) Nashville, Tennessee 37208	(ADDRESS) Irvine, CA 92619-0220	
(CITY) (STATE) (ZIP)	(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 DEBORAH H. LUTER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN C. ANDERSEN☆ 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 DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1-A ON THE PLAN OF ZONE LOT DIVISION OF LOT NO. 2 AND PART OF LOT NO. 1, RATTERMAN'S SUBDIVISION OF LOTS NOS. 87, 88, 89 AND 90, OF RECORD IN BOOK 5800, PAGE 342, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 1-A FRONTS 26.62 FEET ON THE WESTERLY MARGIN OF 5TH AVENUE, NORTH, AND EXTENDS BACK 170.93 FEET ON THE NORTHERLY LINE AND 170.93 FEET ON THE SOUTHERLY LINE TO AN ALLEY IN THE REAR, MEASURING 25.67 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO DEBORAH H. KING BY WARRANTY DEED FROM JOHN K. FOLGER, SR. AND WIFE, MARY H. FOLGER RECORDED THE 3RD DAY OF NOVEMBER, 1987 IN DEED BOOK 7394, PAGE 566, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Deborah H. King is now known as Deborah H. Luter.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 5800, page 342; Book 6202, page 412; Book 6202, page 607; and Book 6237, page 93, Register's Office for Davidson County, Tennessee.

☆unmarried

unimproved ( )
This is improved (X) property, known as 1227 5th Avenue North, Nashville, Tennessee 37208
(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 7th day of December, 2004.

Deborah H. Luter
Deborah H. Luter

STATE OF Tennessee
COUNTY OF Davidson

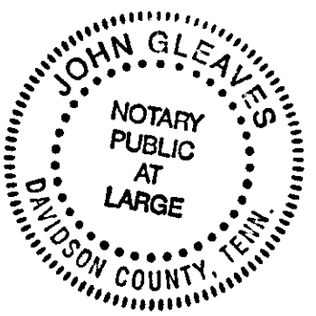
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah H. Luter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 7th day of December, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903