Davidson County DEEDWARR
Recvd: 12/28/04 10:24 2pgs
Fees:13.00 Taxes:777.00

20041228-0152777

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Paul G. Anthony	Countrywide Home Loans, Inc.	127-00-0
8504 Newsom Station Road	3011 Armory Drive Suite 120	GROUP
Nashville, Tennessee 37221	Nashville, TN 37204	PARCEL 110.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** Two Hundred Ten Thousand Dollars and Zero Cents ($210,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Charles M. Anderson and wife, Beverly A. Anderson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Paul G. Anthony, married, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Tract No. 2 on the unrecorded plat of the John Cunningham Property according to a survey by Southern Land Surveying Co., Inc., made August 19, 1970, and described as follows:

BEGINNING at an iron pin in the southerly margin of U.S. Highway No. 70, said point being 854.63 feet from the intersection of the southerly right-of-way of said U.S. Highway No. 70 and the centerline of Newsom Station Road; thence with the line between Tracts 2 and 3, South 4 degrees 04 minutes 01 seconds East 350.0 feet to an iron pin; thence South 8 degrees 29 minutes 02 seconds West 99.92 feet to a concrete monument in the northerly margin of Newsom Station Road; thence with said northerly margin of Newsom Station Road northeastwardly and with a curve to the right, said curve containing a radius of 498.76 feet, a distance of 319.87 feet to a concrete monument; thence continuing with said northerly margin, South 89 degrees 32 minutes 52 seconds East 47.0 feet to a point; thence leaving said margin and with the line between Tracts 1 and 2, North 4 degrees 07 minutes 22 seconds West 376.94 feet to a point on the southerly margin of said U.S. Highway No. 70; thence with said margin, South 85 degrees 55 minutes 09 seconds West 330.0 feet to the point of beginning, containing 3.0 acres, more or less.

BEING the same property conveyed to Charles M. Anderson and wife, Beverly A. Anderson, by deed dated May 17, 1971, from John C. Cunningham and wife, Wynona Cunningham, of record in Book 4503, page 216, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property known as 8504 Newsom Station Road, Nashville, TN 37221

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, his/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, his/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 our hands this 27th day of December, 2004.

Charles M. Anderson

Beverly A. Anderson

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Charles M Anderson and Beverly A. Anderson, the bargainors, with whom I am personally acquainted (or proved to me 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 at Nashville, Tennessee this 27th day of December, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

