Davidson County DEEDWARR
Recvd: 01/12/05 11:32 2 pgs
Fees:13.00 Taxes:506.90

20050112-0004518

WARRANTY DEED

B-ANMC-04-1408

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF December, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

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:	
Jennifer Anderson	Access National Mortgage	
1408 North 14 Street (ADDRESS)	1800 Robert Fulton Drive, Suite 350 (ADDRESS)	72-14-173
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	Reston, VA 20191 (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 ROGER AUSTERMILLER AND BRENDAN DONELSON, BOTH MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENNIFER ANDERSON AND GINA 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:

Lot 1, RESUBDIVISION OF LOT 9, SHARPE AND HORN'S 4TH ADDITION TO NASHVILLE, as shown on plat of record in Instrument No. 20031111-0164935, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Brendan Donelson and Roger Austermiller, both married by Warranty Deed from Lucille C. Lannom and Joyce Morrison, both unmarried, recorded the 24th day of May, 2002 in Instrument No. 20020524-0063300, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Brendan Donelson and Roger Austermiller, both married by Warranty Deed from Lucille C. Lannom and Joyce Morrison, both unmarried, recorded the 24th day of May, 2002 in Instrument No. 20020524-0063300, in the Register's Office of Davidson County, Tennessee.

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

☆ Joint Tenants with the Right of Survivorship.

unimproved ( )
This is improved (X) property, known as 1408 North 14 Street, 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 31st day of December, 2004.

Roger Austermiller by Peny Austermiller Attorney in fact.
Roger Austermiller

Brendan Donelson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brendan Donelson, 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 31st day of December, 2004.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires JULY 29, 2006

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Penny Austermiller, 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 Roger Austermiller and acknowledged that he/she executed the same as the free act and deed of the said Roger Austermiller.

Witness my hand and official seal at Nashville, TN
on this the 31st day of December, 2004.

NOTARY PUBLIC

My Commission Expires: _____



My Commission Expires JULY 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903