Recorded
Book 104

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/10/05 09:25 2 pg:
Fees:13.00 Taxes:495.06

20050310-0026476

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $133,800.00.

Affiant

Subscribed and sworn to before me this 25th day of February, 2005.

ANDREW H. MARSHALL NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY

Notary Public
My Commission expires: 2/28/06
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Erica Dillehay	SAME	42-13-0-28.00
716 Vanoke Drive		
Madison, TN 37115		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Raymond W. Anderson, Jr., and Tracey Frensley Anderson,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Erica Dillehay, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 41 on the plan of Hedgewood Hills, Section 1, of record in Book 2900, page 135, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 41 fronts 35.49 feet on the northerly side of Vanoke Drive and extends back 336 feet on the easterly line and 369 feet on the westerly line to a dead line measuring 281.16 feet thereon.

Being the same property conveyed to Raymond W. Anderson, Jr. and wife Corinne Anderson, by deed from Leonard Davidson and wife, Olga W. Davidson, on April 19, 1965, of record in Book 3894, page 732, Register's Office for Davidson County, Tennessee. And further conveyed to John D. Lentz, Trustee by Quitclaim Deed from Raymond W. Anderson, Jr. and wife Corinne Anderson and further by Quitclaim to Raymond W. Anderson, Jr., Brenda Anderson Hill, Jeffrey Todd Anderson, and Tracey Frensley Anderson on December 23, 1987 of record in Book 7445, page 364, said Register's Office. And further conveyed, all interest of Jeffrey Todd Anderson by Quitclaim to Tracey Frensley Anderson, on August 31, 2004 of record in Instrument Number 20040902-0106170, said Register's Office. Further conveyed to Tracey Frensley Anderson by Quitclaim deed from Brenda Anderson Hill of record in Instrument Number 20050310-0026475 **, said Register's Office.**

The property is subject to the following:

- Taxes and assessments for the year 2005 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 2900, page 135, Register's Office Davidson County, Tennessee.
- Easement for Sanitary Sewer and Storm Drainage of record in Book 6169, page 537, Register's Office for Davidson County, Tennessee.

This is improved property known as: **716 Vanoke Drive, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 25, 2005.

Raymond W. Anderson

Raymond W. Anderson Jr.

[redacted]

Tracey Frensley Anderson

Tracey Frensley Anderson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Raymond W. Anderson, Jr.,** [redacted] **and Tracey Frensley Anderson,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 25, 2005

My commission expires 9/20/06

Notary Public

ANDREW H. MARSHALL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY