This instrument prepared by:
Brenda R. Lehman
Attorney at Law, an employee of
First American Title Insurance Company
303 Center Avenue
Dickson, Tennessee 37055
(615) 446-6730

File No.: **2114-728294**

Davidson County DEEDWARR
Recvd: 03/15/05 10:26 3 pgs
Fees:18.00 Taxes:384.43
20050315-0028322

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-second day of February, 2005**, by and between **Dora Sue Jones Cope, a widow**, parties of the first part, and **Marcus C. Anderson, Jr. and Barbara P. Anderson, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 71, CLOVER NOOK, as shown on plat of record in Plat Book 2900, Page 52, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Elmer Eugene Cope and wife, Dora Sue Jones Cope by Warranty Deed from James B. Spruill and wife, Frances McManus Spruill, of record in Book 5161, Page 509, Register's Office of Davidson County, Tennessee. Elmer Eugene Cope having since died, leaving Dora Sue Jones Cope as surviving spouse under tenancy by the entirety.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **094-08-0-052.00**
X Improved OR
Unimproved property located at: **244 Clovernook Drive, Nashville, Tennessee 37210**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Dora Sue Jones Cope by Heather Wright, her attorney in fact
Heather Wright for Dora Sue Jones Cope, her Attorney-in-Fact

STATE OF **TN**

COUNTY OF **DICKSON**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Heather Wright**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-fact for **Dora Sue Jones Cope**, the within named bargainor(s), and that she as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Dora Sue Jones Cope**, the within named bargainor(s) by the said **Heather Wright**, as such Attorney-in-fact.

Witness my hand and Notarial Seal this **Twenty-second day of February, 2005.**

Miranda Pieszchalski
Notary Public

My Commission Expires: My Commission Expires MAR. 25, 2006

MIRANDA PIESZCHALSKI
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

****

Owner's Name: **Marcus C. Anderson, Jr. and Barbara P. Anderson**

and Address: **244 Clovernook Drive**
Nashville, TN 37210

Mail tax bills to, (Person or Agency responsible for payment of taxes)
SunTrust Mortgage, Inc.
201 Fourth Ave. N./ 7th Floor
Nashville, TN 37219

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**129,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Twenty-second day of February, 2005.**

Notary Public

My Commission Expires: My Commission Expires MAR. 25, 2006

