PLEASE RECORD AND RETURN TO:
THIS INSTRUMENT PREPARED BY:
FOREST CITY TITLE AND ESCROW
2525 WEST END AVE, SUITE 350
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219
(615) 244-5480

Davidson County DEEDWARR
Recvd: 04/05/05 14:35 2 pgs
Fees:13.00 Taxes:501.35
20050405-0037266

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 082-16-0-B 204.00 CO

The actual consideration or value, whichever is greater, for this transfer is $ 135,500.00.

Affiant

Subscribed and sworn to before me this the 31st day of March, 2005.

My Commission Expires: 11/24/07

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Emily H. Anderson
(Name)
937 Russell Street, Unit 204
(Street Address)
Nashville, TN 37206.

SEND TAX BILLS TO:

Same.
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **MICHELE ANN CARSON, a single woman,** hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto, **EMILY H. ANDERSON, a single woman**, hereinafter called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being all of Lot. 204, Russell Street Commons II Condominiums, of record in Plat Book 6900, Page 574, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michele Ann Carson in Instrument No. 20040930-0117567. Register's Office for Davidson County, Tennessee.

BEING improved property known as: 937 Russell Street, Unit 204, Nashville, TN 37206.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and/or assigns forever; and the Grantor does covenant with the said Grantee that she is 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 the Grantor does further covenant and bind herself, her heirs and/or assigns to warrant and forever defend the

title to the said land to the said Grantee, her heirs, successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused her name to be affixed hereto on this 31st day of March, 2005.

Michele A. Carson

Michele A. Carson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Michele Ann Carson,** 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 in Nashville, Tennessee, this 31st day of March, 2005.

Notary Public

My Commission Expires: 1/24/09

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN