Davidson County DEEDWARR
Recvd: 06/22/05 12:19 2 pgs
Fees:13.00 Taxes:619.75

20050622-0071565

WARRANTY DEED

G-CD-05-1505

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

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

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:	MAP-PARCEL NUMBERS
W.R. Anthony, II.	New Owner	
1505 Riverwood Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216		62-13 50.00
(CITY) (STATE) (ZIP)	(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 DAVID BRENT GAMBRELL,UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto W.R. ANTHONY, II. AND WIFE, LINDA K. ANTHONY, 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:

BEING THE SOUTHWESTERLY PART OF LOT NO. 33 ON THE MAP OF RIVERWOOD SUBDIVISION AS OF RECORD IN BOOK 547, PAGE 62, RODC, TENNESSEE, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY BY CANTRELL, CONNELL AND GREEK, ENGINEERS, DATED MARCH 20, 1950, AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE NORTHERLY MARGIN OF MCGAVOCK PIKE AND THE EASTERLY MARGIN OF RIVERWOOD DRIVE; THENCE WITH THE NORTHERLY MARGIN OF SAID MCGAVICK PIKE, FORMERLY KNOWN AS MAXEY LANE, NORTH 18 DEGREES 15 MINUTES EAST 119 FEET TO A POINT AND NORTH 22 DEGREES 24 MINUTES EAST 100 FEET TO A POINT AND NORTH 31 DEGREES 43 MINUTES EAST 76 FEET TO AN IRON PIN; THENCE NORTHWESTERLY 89.5 FEET TO AN IRON PIN; THENCE SOUTHWESTERLY 199.5 FEET TO AN IRON PIN IN THE EASTERLY MARGIN OF RIVERWOOD DRIVE; THENCE WITH THE MARGIN OF THE SAME SOUTH 21 DEGREES 40 MINUTES EAST 55 FEET TO A POINT; THENCE SOUTH 23 DEGREES 47 MINUTES EAST 192 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DAVID BRENT GAMBRELL, UNMARRIED BY WARRANTY DEED FROM LESTER A. GOODALL AND WIFE KIMBERLY S. GOODALL, RECORDED ON THE 24TH DAY OF MAY, 1999 IN DEED BOOK 11490, PAGE 599, 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 including those of record in Book 547, page 62, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1505 Riverwood Drive, Nashville, Tennessee 37216
(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 10th day of June, 2005.

David Brent Gambrell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Brent Gambrell, 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 purposes therein contained.

Witness my hand and official seal, this the 10th day of June, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903