box186

Davidson County DEEDWARR
Recvd: 07/07/05 11:59 2 pgs
Fees:13.00 Taxes:545.75
20050707-0078300

1773

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires 5/28/2006

B-RME-05-6521

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,500.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 5/28/2006
(AFFIX SEAL)

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
Stefan A. Forcey	Franklin American Mtg	
6521 Mercomatic Court (ADDRESS)	501 Corporate Centre Dr #400 (NAME) (ADDRESS)	102-04-169.00
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Franklin Tn 37067 (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 MICHAEL J. ANDERSON AND WIFE, SHERRY M. ANDERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEFAN A. FORCEY AND WIFE, LEAH A. FORCEY, 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:

Land in Davidson County, State of Tennessee, being Lot No. 794 on the Plan of Charlotte Park, Section 22, as of record in Book 3700. Pages 67 and 68, Register's Office for Davidson County, Tennessee.

SAID Lot No. 794 fronts 75.5 feet on the northwesterly side of Mercomatic Court and extends back 154.1 feet on the northeasterly line and 164.9 feet on the southwesterly line, to a line in the rear on which it measured 88.2 feet.

Being the same property conveyed to Michael J. Anderson et ux Sherry M. Anderson, joint tenants, by Deed dated April 14, 1997 and filed for record in Book 10458, Page 408, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 3700, pages 67 and 68 and Book 4017, page 699, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6521 Mercomatic Court, Nashville, Tennessee 37209
(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 29th day of June, 2005.

Michael J. Anderson

Sherry M. Anderson

STATE OF Tennessee
COUNTY OF Davidson

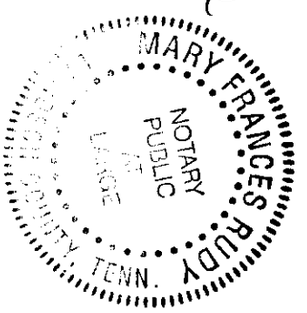
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael J. Anderson and Sherry M. Anderson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of June, 2005.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

Advantage Title
109 Kinnor Ave
Nashville TN 37205