This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
2050124

Return to:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

Send Tax Bills To:

Same / New Owner

Davidson County DEEDWARR
Recvd: 09/06/05 11:44 2 pgs
Fees:13.00 Taxes:774.78

20050906-0106506

New Owner is:
Page C. Anderson
5664 Oakes Drive
Brentwood, TN 37027-4617

MAP: 171-02-0-011.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Allen D. Eubank and Aimee C. Blount, nka, Aimee C. Blount Eubank,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Page C. Anderson, married,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 7 on the plan of Resubdivision of Lots 1 and 3-7, Section 4, Highlands of Brentwood, of record in Plat Book 5800, page 232, Register's Office for Davidson County, Tennessee, as follows, to-wit:

Said Lot No. 7 fronts 107.00 feet on the easterly margin of Oakes Drive and extends back 217.12 feet on the northerly line and 240.82 feet on the southerly line to a dead line in the rear, measuring 97.79 feet thereon.

Being the same property conveyed to Allen D. Eubank and Aimee C. Blount, (nka, Aimee C. Blount Eubank), both unmarried, joint tenants with full rights of survivorship, from Rhonda Keisman, a single woman, by Warranty Deed dated September 24, 1999 and recorded October 11, 1999 in Book 11698, page 161, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Plat Book 5800, page 232, Register's Office for Davidson County.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of August, 2005.

GRANTOR:

Allen D. Eubank

Aimee C. Blount, nka, Aimee C. Blount Eubank

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Allen D. Eubank and Aimee C. Blount, nka, Aimee C. Blount Eubank**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 31st day of August, 2005.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 10/22/05

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $209,400.00.

Affiant

SWORN TO and subscribed before me this 31st day of August, 2005

NOTARY PUBLIC

My commission expires: _____

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 10/22/05