Davidson County DEEDWARR
Recvd: 01/05/06 15:32 2 pgs
Fees:13.00 Taxes:584.60

20060105-0001819

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Shaun Eric Anderson	New Owner	Map 83-13
1210 Russell Street		Parcel 21
Nashville, TN 37206		

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Elizabeth Odell Burton, a widow** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Shaun Eric Anderson, an unmarried person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 66 on the Map of East Edgefield Plan as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the southerly margin of Russell Street and extends back between parallel lines measuring 170 feet to a dead line in the rear which is the north margin of a 16 foot alley measuring 50 feet thereon.

Being the property conveyed to William Chesley Burton and wife, Elizabeth Odell Burton by Installment Deed from Dean T. Burchett, a single woman of record in Book 5292, page 7, said Register's Office for Davidson County, Tennessee. The said William Chesley Burton has since died and upon his death, title was vested in Elizabeth Odell Burton as the sole surviving tenant by the entirety.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years.
2. Plan of record in Plat Book 21, page 147, said Register's Office.

This is improved property commonly known as 1210 South Russell, Nashville, TN 37206.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $158,000.00.

Miranda Puszkalska
Affiant

Subscribed and sworn to before me this 30 day of December, 2005.

Notary Public

RITA MANGRUM
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

My Commission Expires: 3-1-08

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29th day of December, 2005.

Elizabeth O. Burton

Elizabeth Burton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Elizabeth Burton with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of December, 2005.

Notary Public

MY COMMISSION EXPIRES:
September 19, 2009

My Commission Expires:_____

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY