Davidson County DEEDWARR
Recvd: 01/13/06 14:31 2 pgs
Fees:13.00 Taxes:305.25

20060113-0005603

WARRANTY DEED

BRIAN J. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS $82,500.00

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 5TH DAY OF JANUARY, 2006

NOTARY PUBLIC

MY COMMISION EXPIRES 4-27-2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC **109 CUDE LANE MADISON TN 37115**

Address New Owner(s) As Follows: Robyn Anderson-Morshead	Send Tax Bills To: Century Lending	Map and Parcel Number:
3227 Curtis St.	9920 Corp Campus Drive #3000 Same	07009007700
Nashville, TN 37218	Louisville KY 40223	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Michele Johnson and Phil Hart**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Robyn Anderson-Morshead, and Husband, Raymond Bester, as Joint Tenants with Right of Survivorship**
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** County, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being described according to a survey made by Draper Surveying Service, February 1, 1966, as follows:
Beginning at an iron pin South 22 deg. 30' W 240 ft from the center line of Curtis St, the said center line of Curtis St being 735 feet W of Westerly margin of Alpine St, and running thence; N 67 deg 30' W 185.1 ft to an iron pin; thence S 22 deg. 30' W 258 ft to an iron pin in the Northeasterly margin of Houston St; thence S 67 deg. 30' E 184.1 feet to an iron pin; thence N 22 deg 30' E 258 ft to the beginning. And including all of Grantor's right, title, and interest in and to an Easement for Sewer lines in Book 7389, Page 123, Register's Office for Davidson County, Tennessee.

This improved property commonly known as 3227 Curtis St,
Nashville, TN 37217.

Being the same property conveyed to The Secratary of Vetrans Affairs by Substitute Trustee's Deed from BA Mortgage LLC (a wholly owned subsidiary of Bank of America, NA) successor in interest by merger of Nations Banc Mortgage Corp. dated 01/10/02 and filed for record 01/24/02 in Instrument No. 20020124-0009543, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Michele Johnson and Phillip Hart as joint tenants with rights to survivorship by Special Warranty Deed from the Secratary of Vetrans Affairs, an Officer of the Uninted States of America dated 04/16/04 and filed for record 07/16/04 in Instrument No. 20040716-0085280, Register's Office for Davidson County, Tennessee.

Subject to Driveway easement of record in Book 5510, Page 945, said Register's Office.

Subject to Sewer Line easement of record in Book 7389, Page 123, said Register's Office.

Subject to Sewer Line easement of record for ingress and egress 24.1 ft wide and 218 ft long running from Curtis St to the land described herein, said Register's Office.

Subject to Sewer Line easement of record for Right of Way of Curtis St., said Register's Office.

( )Unimproved
This is (X)Improved property known at: **3227 Curtis St.**

Nashville, TN 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do not covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever defend the title to the said land to the said GRANTEES, 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 hand this 5th day of **January** , 2006

Michele Johnson **Phil Hart**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Brian J Vaske a Notary Public in and for said County and State, the within named Roger Roberts the within named bargainor _____, with whom I am personally aquainted 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 at Madison, Tennessee
This 5 day of January, 2006

Notary Public

My Commission Expires: 4-27-2008

BRIAN J. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me the undersigned, a Notary Public for the State and County aforesaid, person_____ the within named bargainor, and that sl rbeing authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by herself as

Witness my hand and seal, at office in Brentwood, Tennessee, this _____ day of _____, 2005

Notary Public

My Commission Expires:_____