BOX #14A

C#19473-1

This space for Register's Office:

Davidson County DEEDWARR
Recvd: 02/01/06 08:58 3 pgs
Fees:18.00 Taxes:1331.63

20060201-0012267

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
116 Wilson Pike Circle Ste 251
Brentwood, TN 37027

ADDRESS NEW OWNER:
Kenneth J. Anderson
Regina M. Anderson
4208 Elkins Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
First Horizon Home Loans
d/b/a First Tennessee Home Loans
4000 Horizon Way
Irving, TX 75063

Map # 19-162.10-0.091.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, Karen Louise Wright hereinafter called the **Grantors**, do hereby convey unto Kenneth J. Anderson and Regina M. Anderdson married hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, part of Block 2, on the Plan of Charlotte Park Company's First Addition to Nashville, of record in Book 57, Page 103, Register's office for Davidson County, Tennessee, and being more particularly described according in a survey by John B. Khol, III dated April 21, 1994 as follows:

Beginning n the northerly margin of Elkins Avenue, formerly Second Avenue, 60 feet East of the easterly margin of 43rd Avenue North, formerly Second Street; thence with the northerly margin of said Elkins Avenue, eastwardly 40 feet; thence at right angles, northwardly 150 feet to the southerly margin of an alley; thence with the southerly margin of said alley, westwardly 40 feet; thence at right angles, southwardly 150 feet to the point of beginning.

Being the same property conveyed to Karen Louise Wright on April 22, 1994 by Warranty Deed of record in Book 9325 page 387 said Register's Office.

Said property conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This is improved property known as 4208 Elkins Avenue Nashville, TN 37209

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 31st day of January, 2006.

Karen Louise Wright

Karen Louise Wright

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Karen Louise Wright known to me to be the persons whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 31st day of January 2006.

Notary Public in and for the
State of Tennessee

My Commission Expires: 6/22/08

RUTHERFORD CO., TN
NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $359,900.00

Affiant

Sworn and subscribed before me on 9/16/2005.

Notary Public

My Commission Expires: 6/22/2008.

