WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 267,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of January, 2006

Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
John E. Anderson	PrimeTrust Bank	Map 96
2719 Bluefield Ave.	P.O. Box 210618	Group 1
Nashville, TN 37214	Nashville, TN 37221	Parcel 135

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

Amy D. Pope and husband, Eddie W. Pope

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
John E. Anderson and wife, Terri D. Anderson
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING part of Lots 45 and 46 on the Plan of Bluefields, as of record in Book 843, Page 16, Register's Office for said County, being Lot B on the map showing resubdivision of Lots Nos. 45, 46, 47, and 48, etc., in Bluefields Subdivision, not of record, described according to a survey made by Z. J. Wilkinson, surveyor, April 6, 1940, as follows:

Beginning on the southwesterly margin of Bluefield Avenue at the northeast corner of the property conveyed to C.D. Bullington and wife by deed from R.D. Stanford, Jr., Trustee, of record in Book 1160, Page 162, said Register's Office; thence with said avenue northwesterly 96 feet to the corner of Lots A & B; thence with the line between said two lots southwestwardly 396 feet; thence southeastwardly 46 feet to the northwest corner of said Bullington property; thence with said Bullington's northwesterly line, northeastwardly 433 feet to the beginning.

BEING the same property conveyed to Amy D. Pope and husband, Eddie W. Pope by deed from Jo Ellen Garramone, of record in Instrument 200001070002403, dated January 5, 2000, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 843, Page 16, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2719 Bluefield Ave., Nashville, TN 37214

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 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 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 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 our hands this 20th day of January, 2006.

Amy D. Pope

Eddie W. Pope

Davidson County DEEDWARR
Recvd: 02/02/06 13:37 2 pgs
Fees:13.00 Taxes:988.64
20060202-0013106

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy D. Pope and Eddie W. Pope, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of January, 2006.

My Commission Expires: 01/27/07

Notary Public

