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THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14544

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Davidson County DEEDWARR
Recvd: 02/16/06 13:54 2 pgs
Fees:13.00 Taxes:455.10
20060216-0019001

Property Address:
1011 Mulberry Way, Nashville, TN 37207

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Valerie J. McCardell and husband, Amado Torres,** hereinafter referred to as Grantors, has this day bargained and sold, and by these presents does hereby transfer and convey unto* [redacted] and* [redacted], hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 45 on the Plan of Mulberry Downs, Phase 1, as shown by plat of record in Book 7900, Pages 84, 85, 86, 87 and 88, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

* Jordan Anderson & wife, Jesse Anderson

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a special warranty deed from National City Home LN Services, Inc. f/k/a Altegra Credit Co., dated August 3, 2005, and recorded August 19, 2005, in the Register's Office for Davidson County, Tennessee, Instrument Number 200508190098970.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 10th day of February, 2006.

Valerie J. McCardell {Seal}

Amado Torres {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 10th day of February, 2006, before me, the undersigned officer, personally appeared Valerie J. McCardell and husband, Amado Torres, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

ROBBIN TEASLEY NOTARY PUBLIC WILSON COUNTY TENNESSEE

Notary Public

My Commission expires: 11-27-2006

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $123,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 10th of February, 2006.

Notary Public

My Commission expires: 11-27-2006

ROBBIN TEASLEY NOTARY PUBLIC WILSON COUNTY TENNESSEE

Name of Owner and Property Address:
Jordan Anderson and Jessa Anderson
1011 Mulberry Wy
Nash, TN 37208

Person Or Entity Responsible For Payment Of Taxes:
Jordan Anderson and Jessa Anderson
SAME AS Above

Tax Parcel ID#: 050-03-0-B-045.00CO