WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/14/06 14:39 2 pgs
Fees:13.00 Taxes:636.40

20060314-0029354

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 08TH DAY OF MARCH, 2006

NOTARY PUBLIC

Pamela B. Matheney
Notary Public
TENNESSEE NOTARY PUBLIC

Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Fox	NEW OWNER	95-11-53.00
(NAME)	(NAME)	
333 Blue Hills Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Jason C. Gunderson* and Ann Gunderson ~~and~~ AKA Ann Cameron Sellers and husband, Steven Sellers *unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen Fox and wife, Carrie Fox

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:

Property located at: 333 Blue Hills Rd, Davidson County, Nashville, TN 37214
AND:

Being Lot No. 63, of the Plan of Merry Oaks Subdivision of record in Plat Book 1835, page 67 & 68 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jason C. Gunderson and wife, Ann Gunderson by deed dated 03-27-97, from Gerald Alan Boyd and wfie, Dana W. Boyd, filed for record on 04-04-97, in Book 10406, page 726, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

Limited Power of Attorney of record in Instrument No. 20060314 0029353, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 333 Blue Hills Rd., Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 08TH day of MARCH 2006

Jason C. Gunderson by Ann Cameron Sellers, Attorney-in-fact — Steven Sellers

Ann Gunderson — Ann Cameron Sellers

Ann Gunderson — AKA Ann Cameron Sellers

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 **Ann Gunderson AKA Ann Cameron Sellers** and husband **Steven Sellers** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 08TH day of MARCH, 2006.

PAMELA B. MATHENEY NOTARY PUBLIC OF TENNESSEE RUTHERFORD COUNTY

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE

Commission Expires:

Pamela B Matheney
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 08TH day of MARCH, 2006., before me personally appeared **Ann Cameron Sellers** to me known to be the person who executed the foregoing instrument in behalf of **Jason C. Gunderson** as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said **Jason C. Gunderson** .

Witness my hand and official seal at NASHVILLE, Tennessee, this 08TH day of MARCH, 2006.

Pamela B Matheney
Notary Public

PAMELA B. MATHENEY NOTARY PUBLIC STATE OF TENNESSEE

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE

My commission expires:

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66 by ACS
S.T.S. ACS