Davidson County DEEDWARR
Recvd: 03/15/06 10:28 2 pgs
Fees:13.00 Taxes:451.03

20060315-0029693

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

B-GWEN-06-528

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,900.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-20-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Anderson	Accredited Home Lenders, Inc	
528 Elaine Avenue (ADDRESS)	9075 Centre Point Drive, Ste. 300 (ADDRESS)	91-10-213.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	West Chester, OH 45069-4890 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we EDWARD KEESLER AND JENNIFER KEESLER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES ANDERSON AND WIFE, SHANNON ANDERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING PART OF BLOCK "I" ON THE MAP OF HOLMAN HEIGHTS, AS OF RECORD IN BOOK 332, PAGE 7, REGISTER'S OFFICE FOR SAID COUNTY, BEING LOT NO. 1 ON G.W. DUNN'S SUBDIVISION OF SAID BLOCK "I" DESCRIBED ACCORDING TO A SURVEY MADE BY GEORGE W. WATKINS, SURVEYOR, DECEMBER 7, 1953, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF ELAINE STREET, SAID POINT BEING SOUTH 6 DEG. WEST, 285.8 FEET FROM THE INTERSECTION OF THE CENTER LINE OF SAID ELAINE STREET AND ROBERTSON ROAD; THENCE SOUTH 69 DEG. EAST, 136.5 FEET; THENCE SOUTH 13 DEG. WEST, 60 FEET; THENCE NORTH 70 DEG. 30' WEST 127.6 FEET TO THE CENTER OF ELAINE STREET; AND THEN NORTH 6 DEG. EAST 65 FEET TO THE BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OF RECORD IN BOOK 4759, PAGE 583, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO EDWARD KEESLER AND WIFE, JENNIFER KEESLER BY WARRANTY DEED FROM SANDRA C. FRALIX, UNMARRIED, RECORDED ON THE 16TH DAY OF JUNE, 2003 IN INSTRUMENT NO. 20030616-0082575, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 528 Elaine Avenue, Nashville, Tennessee 37029
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 8th day of March, 2006.

Edward Keesler by Lyn Robertson, Attorney-In-Fact

Edward Keesler by Lyn Robertson, Attorney-In-Fact

Jennifer Keesler by Lyn Robertson, Attorney-In-Fact

Jennifer Keesler by Lyn Robertson, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lyn Robertson, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Edward Keesler and Jennifer Keesler and acknowledged that he/she executed the same as the free act and deed of the said Edward Keesler and Jennifer Keesler.

Witness my hand and official seal at Davidson County, Tennessee on this the 8th day of March, 2006.

NOTARY PUBLIC

My Commission Expires: _____

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903