PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 06/28/06 09:47 2 pgs
Fees:13.00 Taxes:684.50
20060628-0077122

W & I Ref:(_____) Title No: 47959
Dav. Co. File: ~~Box 8~~

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Christie Leigh Nesbitt 3904 Nebraska Ave. Nashville, Tennessee 37209	Cumberland Bank Mortgage 810 Crescent Centre Drive #320 Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 10401018500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$185,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Logan H. Anderson, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christie Leigh Nesbitt, unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the westerly 50 feet of Lots Nos. 55, 56 and 57 on the Map of part of West Grove Subdivision, of record in Book 421, page 109, Register's Office for said County.

Said westerly 50 feet of Lots Nos. 55, 56 and 57, front 50 feet on the northerly side of Nebraska, formerly Grand Avenue, and run back between parallel lines with the easterly margin of an alley 150 feet to a dead line.

Being the same property conveyed to Logan H. Andeson by deed from Elizabeth A. Balhoff, unmarried of record in Doc. No. 20050523-0058122, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years. All Matters shown on the Plan, with Owner's Certificate, of record in Book 421, page 109, said Register's Office.

This is improved property, known as: 3904 Nebraska Avenue, Nashville, Tennessee 37209

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 COVENANTS 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.

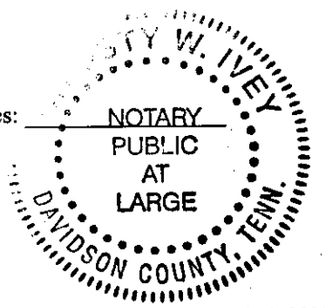
WITNESS THE EXECUTION HEREOF this 22nd day of June, 2006.

Logan H. Anderson

State of TENNESSEE

County of DAVIDSON

On this 22nd day of June, 2006 , before me the undersigned authority, personally appeared Logan H. Anderson , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 

Notary

State of TENNESSEE

County of DAVIDSON My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Sworn and subscribed before me this the 22nd day of June, 2006

Notary Public

My Commission Expires: 5-24-2008

