BOX 34

Davidson County DEEDWARR
Recvd: 07/05/06 09:04 2 pgs
Fees:13.00 Taxes:488.40
20060705-0079740

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $132,000.00.

Affiant

Sworn to and subscribed before me this 30 day of June, 2006.

NOTARY PUBLIC

My Commission Expires: 1/23/2010

LYNDA KAYE JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Byron R. Aceituno		Map 119-10
92 Thompson Lane	SAME	Parcel 94
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sarah Anderson, unmarried**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Byron R. Aceituno**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 75 on the Map of Hidden Acres Subdivision, as of record in Book 1130, page 89, Register's Office for Davidson County, Tennessee.

Said Lot No. 75 fronts 75 feet on the north side of Thompson Lane, and runs back between lines 243 feet on the east line and 259 feet on the west line, to a dead line in the rear, measuring 76.5 feet thereon.

Being the same property conveyed to Howard W. Anderson and wife, Sarah Anderson, by deed from Doug Ferris, of record in Book 9843, page 372, Register's Office for Davidson County, Tennessee, the said Howard W. Anderson having since died.

This is improved property known as 92 Thompson Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 hand this 30 day of June, 2006.

Sarah Anderson
SARAH ANDERSON

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, **Sarah Anderson**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30 day of June, 2006.

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 4-4-10