This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
**211 Donelson Pike, Suite 2, P. O. BOX 140255**
**Nashville, Tennessee 37214**

Recording Information:

ADDRESS NEW OWNER:
**Bobby and Connie Rhea**
**824 Allen Rd.**
**Nashville, Tennessee 37214**

Davidson County DEEDWARR
Recvd: 08/04/06 08:19 2 pgs
Fees:13.00 Taxes:395.90
**20060804-0095204**

SEND TAX BILL TO:
**Owner**

MAP **96.1**
GROUP
PARCEL **224.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Willa N. Anderson, a widow** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Bobby R. Rhea and wife, Connie A. Rhea**, 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:

Land in Davidson County, Tennessee, Being Lot No. 379 on the Map of Cloverhill Subdivision, Section 7, of record in Book 2133, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 379 fronts 70 feet on the Southerly side of Dunmore Drive, and runs back 208.5 feet on the west line, and 198.7 feet on the east line, to a dead line in the rear, measuring 71 feet thereon.

Being the same property conveyed to Harold L. Anderson and wife, Willa N. Anderson by Deed from J. R. Coarsey and H.H. Richardson dated April 19th, 1955 of record in Book 2396, page 257 Register's Office for Davidson County, Tennessee. Harold L. Anderson having since died, vesting title in Willa N. Anderson, as surviving tenant by the entirety.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

Subject to all restrictive covenants, subdivision restrictions, easement and other matters of record in Plat Book 2133, page 92, said Register's Office and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 2133, page 92, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

Subject to an easement for Sewer lines , set forth in an instrument of record in Book 6172, page 139, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

This is improved property known as 2917 Dunmore Drive, Nashville, Tennessee 37214.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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,

GRANTOR does covenants with the said "GRANTEES" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 hand this the 3rd day of August, 2006.

Willa N. Anderson

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Willa N. Anderson,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of August, 2006.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY My Commission Expires 03/08/2007

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual value or consideration, whichever is greater, for this transfer is $107,000.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of August, 2006.

NOTARY PUBLIC

My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY My Commission Expires 03/08/2007