06-1400

39-B
1 of 2

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Subscribed and sworn to before me, this 8th day of September, 2006.

Notary Public

My Commission Expires: 5-23-09

Davidson County DEEDWARR
Recvd: 09/12/06 12:12 2 pgs
Fees:13.00 Taxes:1036.00
20060912-0112817

EMILY C. MAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument was prepared by:
Union Street Title, LLC
329 Union Street
Nashville, TN 37201

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dane C. Anthony Margaret M. Anthony ~~3507 Rainbow Place~~ Nashville, Tennessee 37204 920 Gale Lane	~~Community First Bank and Trust~~ ~~501 S. James Campbell Blvd.~~ ~~Columbia, TN 38401~~ SAME	Map 118-14 Parcel 55.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **LINDA CAWTHON, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **DANE C. ANTHONY and wife, MARGARET M. ANTHONY,** hereinafter called the Grantees, their heirs, successors 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 the south 65 feet of Lot No. 80 and the North 10 feet of Lot No. 82 on the Map of Woodmont Boulevard Section of Marengo Park, as of record in book 1130, page 2, of the Register's Office for said County. According to an unregistered copy of a survey thereof made by S. R. Sanford, Jr., Civil Engineer, dated June 9, 1940, said parts of said Lots adjoin and front together 75 feet on the westerly side of The Rainbow Place, formerly Shirley Place, and run back between lines, 187.67 feet on the northerly line of Part of Lot No. 80 and 190.67 feet on the southerly line of part of Lot No. 82, to a dead line in the rear on which they measure 75 feet.

Being the same property conveyed to John F. Cawthon and wife, Linda Cawthon, by deed from Joe Stanley Huckaby and wife, Terri L. Huckaby, of record in Book 4533, page 540, Register's Office for Davidson County, Tennessee, the said John F. Cawthon, unmarried, having since quitclaimed his interests in the property to Linda Cawthon, unmarried, by quitclaim deed of record as Instrument Number 20060830-0107094, said Register's Office.

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

This conveyance is subject to: 1) Taxes for 2006 and subsequent years; 2) All matters shown on the Plan of record in Plat Book 1130, page 2, Register's Office for Davidson County, Tennessee; 3) All other restrictions and easements of record, if any.

This property is improved property known as 3507 Rainbow Place, Nashville, Tennessee 37204.

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, successors and assigns, forever. Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out.

GRANTOR does further covenant and bind herself, her heirs, successors, and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs, successors 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 8th day of September, 2006.

LINDA CAWTHON

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 LINDA CAWTHON, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of September, 2006.

JONATHAN WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5/23/09