State of Tennessee
County of Davidson

The actual consideration or value whichever is greater, for this transfer is $159,000.00

Affiant

Subscribed and sworn to before me, this the 12th day of January ,2007.

DARLENE EDWARDS NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

11-250

**THIS INSTRUMENT WAS PREPARED BY**
Covenant Title & Escrow 100N. Main Street, Goodlettsville, TN 37072

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO: | MAP & PARCEL: |
|---|---|---|
| Jennifer L. Bruce | Coldwell Bankers Mtg. | 062-02-0A-57.00 |
| 2701 Paddle Wheel Drive | 3000 Leadenhall Road | |
| Nashville, TN 37214 | Mt. Laurel, NJ 08054 | |

Davidson County DEEDWARR
Recvd: 01/24/07 08:16 2 pgs
Fees:13.00 Taxes:588.30
20070124-0009505

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter name Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Robyn L. Anderson-Morshead**, **married**, said Grantor does hereby bargain, sell, transfer and convey unto **Jennifer L. Bruce, unmarried and James E. Denny Jr., unmarried, Joint Tenants with Right of Survivorship** , hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in ~~Williamson~~ Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No 17A of Rivers Trace Estates Phase 1. Section 1, of record in Book 6250, page 996, Register's Office for Davidson COunty, Tennessee.

Said Lot No. 17A, being a corner lot, fronts 67 feet on the easterly margin of Steamboat Drive and 150 feet on the Southerly margin of Paddlw Wheel Drive, said frontages being joined by a curve measuring 39.33 feet and extends back 183.81 feet on the SOutherly line and 124.36 feet on the westerly line, to point of intersection.

*20060113-0005157

Being the same property conveyed to Robyn L. Anderson- Morshead by Quitclaim Deed from Raymond Gordon Bester dated 1/06/2006 recorded on 1/13/2006 of record in Instrument # 2006113-0005157 also by Quitcliam Deed dated 8/1/2001 of record in Instrument # 20010830-0093948 and by Warranty Deed dated 12/2/1991 of record in Book 8562, page 601, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as : **2701 Paddle Wheel Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said GRANTEES, their heirs and assigns forever; and we do convenant with the said GRANTEES 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 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 GRANTEES, 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 12th day of January, 2006.

Robyn L. Anderson Morshead
Robyn L. Anderson Morshead

Raymond Gordon Bester

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 12th day of January, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robyn L. Anderson Morshead and Raymond Gordon Bester, to me know to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be thier free act and deed.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 12th day of January , 2007.

Darlene Edwards
Notary Public

My Commission Expires: 11-25-07

