Davidson County DEEDWARR
Recvd: 02/28/07 14:18 2 pgs
Fees:13.00 Taxes:577.20

20070228-0024818

PLEASE RECORD AND RETURN TO:
REALTY TITLE & ESCROW CO., INC.
913 CONFERENCE DRIVE, SUITE 101
GOODLETTSVILLE, TENNESSEE 37072

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $156,000.00

Affiant

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires July 19, 2008

Subscribed and sworn to before me, this 22nd day of February, 2007.

Notary Public
My commission expires: July 19, 2008

08-0701-91017

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Abra Elizabeth Anderson	USAA	94-02-0-230
1626 Eastside Avenue	10750 McDermott Freeway	
Nashville TN 37206	San Antonio, TX 78230	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John M. Cannon, married,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Abra Elizabeth Anderson, unmarried,** hereinafter called the Grantees, their 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 Lot No. 288, on the Plan of Edgefield Land Company's First Subdivision, of record in Plat Book 57, Page 130, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher Koches, a marred man by deed from Nancy E. Dies, a single person, dated March 29, 2004, recorded April 6, 2004 in Instrument Number 20040406-0038684, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to John M. Cannon by deed from Christopher Koches, a single man, dated March 24, 2006, recorded April 6, 2006, of record in Instrument Number 20060406-0039979, Register's Office for Davidson County, Tennessee.

Grayson Smith Cannon, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1626 Eastside Avenue, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 22nd day of February, 2007.

John M. Cannon

Grayson Smith Cannon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John M. Cannon and Grayson Smith Cannon, 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 in Goodlettsville, TN, this 22nd day of February, 2007.

Kelly Ann Callaghan
State of Tennessee at Large

My Commission expires: July 19, 2008

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires July 19, 2008