Davidson County DEEDWARR
Recvd: 08/07/07 13:10 1 pgs
Fees:13.00 Taxes:532.80

20070807-0094272

WARRANTY DEED

AT-20070336

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00.

Angie McClenahan
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd day of August, 2007.

April G Nichols
Notary Public

(Affix Seal)

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
424 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Valera Anderson and Tramayne Anderson	Allied Home Mortgage Capital Corp	050-03-0-B 001.00 CO
1000 Mulberry Way	6110 Pinemont, Suite 215	
Nashville, TN 37207	Houston, TX 77092	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Richard E. Jackson unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Valera Anderson and Tremayne Anderson, wife and husband**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **Davidson** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Mulberry Downs, Phase 1, as of record in Book 7900, pages 84 thru 88, Register's office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard E. Jackson, unmarried from Zelma Jackson Cooper, unmarried by Quitclaim Deed dated August 3, 2007 and recorded 8/7/07 in Instrument #20070807-0094271, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1000 Mulberry Way, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do 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 that the same is unencumbered, unless otherwise 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 GRANTEE, 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/our hand(s) this 3rd day of August, 2007

Richard E. Jackson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Richard E. Jackson , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 3rd day of August, 2007.

April G Nichols
Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY