Return to:

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45446

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2007.

Notary Public

MY COMMISSION EXPIRES: 1-20-09

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ethan F. Anderson		146-14-64
376 Myrth Street	OWNER	
Laguna Beach, CA 92651		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Big Dog Properties, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ethan F. Anderson and Jamie Diaz-Anderson, husband and wife

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 5, The Estates at Radnor Lake, as of record in Instrument Number 20060112-0004786, Register's Office for Davidson County, Tennessee to which plan reference is herein made for a more complete legal description of metes and bounds.

Being part of the same property conveyed to Big Dog Properties, Inc., by deed from Mary M. Enoch and Lee Anne Enoch Abernathy, of record in Instrument Number 20050118-006330, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. **Taxes for 2007, which have been prorated and are assumed by the Grantee.**
2. **Subject to all matters on plan of record in Plat Book 2900, page 122, Register's Office for Davidson County, Tennessee.**
3. **Subject to all matters on plan of record in Plat Book 3500, page 58, Register's Office for Davidson County, Tennessee.**
4. **Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7857, page 653, Register's Office for Davidson County, Tennessee.**
5. **Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7860, page 143, Register's Office for Davidson County, Tennessee.**

Davidson County DEEDWARR
Recvd: 08/28/07 09:59 2 pgs
Fees:13.00 Taxes:1433.75

20070828-0103004

6. **Right-of-way for ingress and egress over the extension of Kingsview Court lying South of and connecting to Kingsview Court, located on Forrest Park Subdivision, A Plan of which is of record in Book 2900, page 122, Register's Office for Davidson County, Tennessee, which is dedicated as a continuation of Kingsview Court in the "Revised" Plan of Lots 16 and 18 of Forest Park, of record in Book 3500, page 58, said Register's Office, and which is stated in deed of record in Book 11712, page 565, Register's Office for Davidson County, Tennessee.**

7. **Title to that portion of the property located in any streets, roads of highways.**

8. **Right-of-way of Otter Creek Road.**

Unimproved (X)
This is improved ( ) property known as 846 Otter Creek Road, Nashville, TN 37220

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 we do covenant 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 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 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 its hand this 24th day of August, 2007.

BIG DOG PROPERTIES, INC.

By: _____
MIKE CAMPBELL, PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared MIKE CAMPBELL, with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the President of the Big Dog Properties, Inc. the within named bargainor, and corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said MIKE CAMPBELL, as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 24th day of August, 2007.

_____
NOTARY PUBLIC

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010