Davidson County DEEDWARR
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Fees:13.00 Taxes:997.15
20070924-0113313

Please Return To:
Bluegrass Title & Escrow, Inc
625 East Main Street
Hendersonville, TN 37075

THIS INSTRUMENT PREPARED BY.
Bluegrass Title & Escrow, Inc.
625 East Main Street
Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Annie R. Jackson-Towns 1306 Saunders Avenue Madison, TN 37115	same	051-11-0-115.00

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, **David Alan Sturdivant and wife, Dianne Haynes Sturdivant**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Annie R. Jackson-Towns and husband, James Harrison Towns**, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in Robertson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot Number 1 on the Plan of Oakland Acres, Section 9 of record in Book 8250, Page 35, of the Register's Office for said County.

Beginning at a point at a concrete monument located at south-west corner of the property currently at the right of way of Saunders Avenue, thence North 52 degrees 58 minutes 39 seconds West 198.39 feet along the common boundary line of the Aubret D. Mitchell property to a concrete monument; thence North 00 degrees 15 minutes 11 seconds East 267.60 feet to an iron pin; thence South 85 degrees 8 minutes 7 seconds East 25 feet to an iron pin; thence South 00 degrees 15 minutes 11 seconds West 121.68 feet to an iron pin; thence South 49 degrees 40 minutes 21 seconds East 279.60 feet to an iron pin; thence South 44 degrees 18 minutes 00 seconds West 115 feet to the point of beginning.

Being the same property conveyed to David Alan Sturdivant and wife, Dianne Haynes Sturdivant by Quitclaim Deed from Johnnie R. Wright and wife, Muriel D. Wright dated 08/07/91 and recorded in Book 8417, Page 405, said Register's Office.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 1306 Saunders Avenue, Madison, TN 37115.

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, his heirs and assigns forever; and we 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 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, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 18th day of September, 2007.

David Alan Sturdivant

Dianne Haynes Sturdivant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David Alan Sturdivant and Dianne Haynes Sturdivant,** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 19th day of September, 2007.

NOTARY PUBLIC

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

My Commission Expires: 7/19/08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $269,500.00.

Affiant

Subscribed and sworn to before me this 19th day of September, 2007.

NOTARY PUBLIC

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

My Commission Expires: 7/19/08