RECORD AND RETURN TO:
Bosch Title, LLC
5252 Hickory Hollow Parkway
Suite 1015
Antioch, Tennessee 37013

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/07 10:37 2 pgs
Fees:13.00 Taxes:532.80
20071002-0117143

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF SEPTEMBER, 2007.

NOTARY PUBLIC

My commission expires: 7-24-10

THIS INSTRUMENT PREPARED BY:
Bosch Title, LLC, 5252 Hickory Hollow Parkway, Suite 1015, Antioch, Tennessee 37013

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ELONA V. TRIBUE 1804 Pallas Drive Madison, Tennessee 37115	Same as new owner	MAP 052.04-0-C-39.00CO

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY FOUR THOUSAND AND NO/100 ($144,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **RONALD B. ANDERSON II and wife, ERIN M. ANDERSON,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **ELONA V. TRIBUE, an unmarried woman,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Ravenwood, of record in Instrument #20001211-0121554, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Ronald B. Anderson II and wife, Erin M. Anderson by Warranty Deed from Allen Earps, of record in Instrument No. 20010430-0043237, Register's Office for Davidson County, Tennessee.
>
> This is improved property known and designated as 600 Aideen Place, Madison, Tennessee 37115. Also known as 1804 Pallas Drive, Madison, Tennessee 37115.
>
> This conveyance is made subject to all matters shown on plat of record in Instrument #20001211-0121554, to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2007 property taxes, which taxes have been prorated between the parties and are not yet due or payable, but which will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 25th day of September, 2007.

RONALD B. ANDERSON II

ERIN M. ANDERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Ronald B. Anderson II and wife, Erin M. Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 25th day of September, 2007.

Notary Public

My commission expires: 7/24/10

CHRIS GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010