THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 07090376**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $221,000.00. Nicholas Greco Affiant Subscribed and sworn to before me, this 5th day of October, 2007. Laura B. Rininger Notary Public My Commission Expires: 3-21-09

Davidson County DEEDWARR
Recvd: 10/22/07 13:29 2 pgs
Fees:13.00 Taxes:817.70
20071022-0124896

LAURA B RININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Kirsty Livingston and J. David Williams 844 Argyle Ave Nashville TN 37203	Send Tax Bills To: ~~New Owner~~ Fifth Third Mortgage Co. P.O. Box 740134 Cincinnati, OH 45274-0134	Tax Information: Tax Parcel ID No. 105-5-503.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jordan M. Anderson and wife, Jessica N. Anderson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kirsty Livingston and J. David Williams, wife and husband** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 30, MAP OF FAIRVIEW ADDITION TO NASHVILLE, as shown on plat of record in Plat Book 57, Page 94, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Jordan M. Anderson and wife, Jessica N. Anderson by Warranty Deed from Jason M. Bell and wife, Jessica L. Bell, recorded on the 1st day of November, 2006 in Instrument No. 20061101-0135763, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 844 Argyle Ave Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of October, 2007.

Jordan M. Anderson

Jessica N. Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jordan M. Anderson and Jessica N. Anderson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of October, 2007.

Notary Public

My Commission Expires: 11/22/10

