THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27129-10-2007** **Record & Return To:** B-5547 **Jack Wilson & Associates** **7100 Executive Center Drive, #150** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $195,000.00. Myra Miller Affiant Subscribed and sworn to before me this 1st day of November, 2007. Heather Lee Notary Public My Commission Expires: 8-16-09

Heather Lee
State of Tennessee Notary Public
Rutherford Co

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Nancy Anness 620 American Road Nashville, TN 37209	New Owner	Map and Parcel No.: 090-12-0 077.00

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, **Timothy W. Sanders and Randy Sanders and Timothy Simons, as tenants in common**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ~~Nancy Anness~~ *Nancy L. Anness, unmarried ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 620 American Road, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 1st day of November, 2007.

Timothy W. Sanders

Randy Sanders

Timothy Simons

Davidson County DEEDWARR
Recvd: 11/13/07 10:56 2 pgs
Fees:13.00 Taxes:721.50
20071113-0132864

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Timothy W. Sanders, Randy Sanders, and Timothy Simons**, 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, at office, this 1st day of November, 2007.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires August 23, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Charlotte Park, Section I, as of record in Plat Book 2663, pages 2-6, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Timothy W. Sanders and Randy Sanders and Timothy Simons, as tenants in common by deed dated April 27, 2006 from Betty F. Hunt, Executrix of Estate of Dorothy G. Darrow, deceased of record in Instrument No. 20060509-0054275, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 9743, page 820, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 2663, pages 2-6, Register's Office for Davidson County, Tennessee.