(1)

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22, 2008

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $125,000.00
Tabatha Edwards
Affiant
Subscribed and sworn to before me
This 11th day of Dec, 2007
Stacey Denson Palmer
Notary exp:_____

Address of new owners:
Christopher Anderson
1023 Horseshoe Drive
Nashville, TN 37216

Send tax bills to Same

Map & Parcel:
061-10-0-189

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Steven A. Westfield, Unmarried** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Christopher Anderson, A Single Man,** hereinafter called the Grantee, his 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 No. 49 on the Plan of Locust Grove Estates, of record in Plat Book 1424, page 11, Register's Office for Davidson County, Tennessee.

Said Lot No. 49 being a corner lot fronts 65.62 feet on the southerly side of Horseshoe Drive, 148.68 feet on the easterly side of Horseshoe Drive, 25 feet more or less on the curving corner where Horseshoe Drive turns and was back between converging lines 175 feet on the easterly sideline and 80.67 feet on the southerly side line to a point at the rear.

Being the same property conveyed to STEVEN A. WESTFIELD, UNMARRIED, by deed from THOMAS P. MCGEE AND WIFE, CLAUDIA A. MCGEE, of record as Instrument No. 20060822-0103350, dated August 18, 2006, said Register's Office.

The 2007 County property taxes have been prorated between the two parties.

Matters shown on the Plan of record in Plat Book 1424, page 11, said Register's Office.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

X The property is improved with an address of: **1023 Horseshoe Drive Nashville, TN 37216**
OR The property is unimproved.

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 he is 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 I do further covenant and bind himself, his 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.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Davidson County DEEDWARR
Recvd: 12/13/07 12:27 2 pgs
Fees:13.00 Taxes:462.50
20071213-0143597

Witness my hand this 11th day of December, 2007.

Steven A. Westfield

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven A. Westfield, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposed therein contained.

Witness my hand and official seal this 11th day of December, 2007

Notary Public

Commission Expires

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires NOV. 22, 2008