Davidson County DEEDWARR
Recvd: 01/23/08 13:00 2 pgs
Fees:13.00 Taxes:817.70
20080123-0007094

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1302

Property Address: 1920 Ed Temple Blvd, Nashville, TN 37208

---Above This Line Reserved For Official Use Only---

# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Intercept Security Protective Agency, Inc., d/b/a Westport Development Co., Inc**, existing under the laws of State of Tennessee, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Debra Anthony and William T. Anthony, Wife and Husband** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

**A certain tract or parcel of land in Davidson County, Tennessee, described as follows: Being Lot No. 8, on the plan of re-subdivision for the remainder of Lots 4 thru 8 and part of Lot 3 of the Subdivision of the East Part of Lot 10 of the Harding Bosley Tract , of record in Instrument No. 20030516-0067328 and revised in Instrument No. 20031014-0151915, Register's Office for Davidson County, Tennessee.**

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed from Jack A. Oman, Trustee, dated February 25, 2003, and recorded March 14, 2003, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20030314-0034331.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors, successors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

And furthermore, the said Grantor does by these presents bind itself and it's successors to warrant and defend the above granted and bargained premises to the said Grantees, their successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $221,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 11th day of January, 2008.

INTERCEPT SECURITY PROTECTIVE AGENCY, INC., D/B/A WESTPORT DEVELOPMENT CO., INC

By: Margarette Shields, President

By: _____

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 11th day of January, 2008, before me, SPENCER R. TALBOTT, the undersigned officer, personally appeared Margarette Shields of Intercept Security Protective Agency, Inc., d/b/a Westport Development Co., Inc, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself/herself as President.

Notary Public
My Commission expires: 1-23-2011

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

ADDRESS of New Owners &
**Grantees' Name, Address, Phone:**
William T. Anthony and Debra Anthony
994 Crestworth Crossing
Powder Springs, GA 30127

**Map and Parcel No. 081-06-0A-005.00 CO**

SEND TAX BILLS:
Mountain Range Funding, LLC.
10155 Westmoor Dr.
Ste 145
Westminister, Co 80021

State of ~~Tennessee~~
County of DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $221,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: _____

Subscribed and sworn to before me this 11 day of January, 2008.

Notary Public
My Commission expires: 1-23-2011

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds