Davidson County DEEDWARR
Recvd: 03/03/08 12:36 2 pgs
Fees:13.00 Taxes:495.80
20080303-0020836

This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 8500

ADDRESS NEW OWNER:
O. G. Reasons, III
204 Swift Drive
Goodlettsville, Tennessee 37072

SEND TAX BILL TO:
RLCA ~~Mortgagee~~
2350 E. DEVON AVE. STE 300
DES PLAINES, IL 60018

MORTGAGEE:
RLCA
2350 E. Devon Ave., Suite 300
Des Plaines, IL 60018

MAP **18-12**
GROUP
PARCEL **10.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Douglas Anderson and wife, Alicia Anderson** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **O. G. Reasons, III, an unmarried man**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Mansker Heights, Goodlettsville, Tennessee, as of record in Book 2900, page 10, Register's Office for said County.
>
> Said Lot 13 fronts 105 feet on the westerly side of Swift Drive and runs back between line (measuring) 298.4 feet on the northerly line and 305.3 feet on the southerly line to a dead line in the rear on which it measures 155.5 feet.
>
> Being the same property conveyed to Douglas Anderson by deed from Phillip R. Ledbetter and wife, Vickie M. Ledbetter dated December 6, 2002, of record in Instrument No. 20021217-0155055, Register's Office for Davidson County, Tennessee.
>
> Douglas Anderson and Douglas R. Anderson are one and the same person.

This is improved property known as 204 Swift Drive, Goodlettsville, Tennessee 37072. Possession is to be given on March 2, 2008.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 28th day of February, 2008.

Douglas Anderson

Alicia Anderson

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Douglas Anderson**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of February, 2008.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 11-15-10

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Alicia Anderson**, the bargainor, 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 purposes therein contained.

WITNESS my hand and official seal at office this 28th day of February, 2008.

NOTARY PUBLIC

KEVIN W. SANDERS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/8/10

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $134,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of February, 2008.

NOTARY PUBLIC

My Commission Expires:

[illegible] My Commission Expires November 22, 2010