Davidson County DEEDWARR
Recvd: 05/07/08 09:08 3 pg
Fees:18.00 Taxes:1387.50
20080507-0046919

THIS INSTRUMENT WAS PREPARED BY:

H. Anthony Duncan
Attorney at Law
Nashville Bank & Trust Bldg.
4525 Harding Rd., Ste. 200
Nashville, TN 37205

RETURN TO:

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Nicholas Deed
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 1st day of May, 2008.

Notary Public
My Commission Expires: 3-21-09

LAURA B. BUNINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Mollie Ann Dingler
4208 Elkins Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
091-16-0-197

KNOW ALL MEN BY THESE PRESENTS that I, **Kenneth J. Anderson and wife, Regina M. Anderson**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever quitclaim unto **Mollie Ann Dingler, unmarried and David T. Dingler, married, joint tenancy with right of survivorship**, their heirs and assigns, my entire right, title and interest in and to a certain tract and/or parcel of land in Davidson County, Tennessee, described as follows:

See Attached Legal Description

This is improved property known as: **4208 Elkins Avenue, Nashville, TN 37209**.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: Any and all visible easement on or across the property; rights or claims of parties in possession not shown by the public records; encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises; owners' association assessments or fees for subsequent years, if applicable, a lien not yet due and payable; county and/or city taxes for subsequent years, a lien not yet due and payable; and any matter of public record. Said taxes have been prorated between the parties as of the date of this instrument, with the **GRANTORS** paying their prorata share thereof to **GRANTEES** who will be responsible for payment of said taxes.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 1st day of May, 2008.

Kenneth J. Anderson by H. Anthony Duncan, atty-in-fact

Kenneth J. Anderson
by H. Anthony Duncan, his atty-in-fact

Regina M. Anderson by H. Anthony Duncan, atty-in-fact

Regina M. Anderson
by H. Anthony Duncan, her atty-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **H. Anthony Duncan,** with whom I am personally acquainted or who proved to me based upon satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for **Kenneth J. Anderson,** maker (or a constituent of the maker) and is authorized by the maker (or by its constituent, the constituent being authorized by the maker,) to execute this instrument on behalf of the maker.

Witness my hand this 1st day of May, 2008.

Natasha Bilbrey

Notary Public

My Commission Expires: 6/20/11

NATASHA BILBREY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

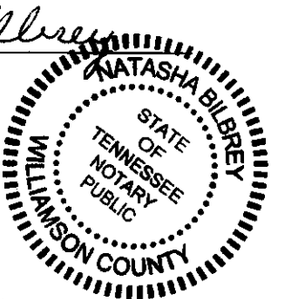
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **H. Anthony Duncan,** with whom I am personally acquainted or who proved to me based upon satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for **Regina M. Anderson,** maker (or a constituent of the maker) and is authorized by the maker (or by its constituent, the constituent being authorized by the maker,) to execute this instrument on behalf of the maker.

Witness my hand this 1st day of May, 2008.

Natasha Bilbrey
Notary Public

My Commission Expires: 6/20/11



LEGAL DESCRIPTION/ EXHIBIT A

LAND in Davidson County, Tennessee, part of Block 2, on the Plan of Charlotte Park Company's First Addition of Nashville, of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee, and being more particularly described according in a survey by John B. Khol, III dated April 21, 1994 as follows:

Beginning on the northerly margin of Elkins Avenue, formerly Second Avenue, 60 feet East of the easterly margin of 43rd Avenue North, formerly Second Street; thence with the northerly margin of said Elkins Avenue, eastwardly 40 feet; thence at right angles, northwardly 150 feet to the southerly margin of an alley; thence with the southerly margin of said alley, westwardly 40 feet; thence at right angles, southwardly 150 feet to the point of beginning.

BEING the same property conveyed to Kenneth J. Anderson and wife, Regina M. Anderson, by Warranty Deed from Karen Louise Wright, of record as Instrument No. 20060201-0012267, Register's Office for Davidson County, Tennessee.