Davidson County DEEDWARR
Recvd: 05/28/08 14:34 2 pgs
Fees:13.00 Taxes:502.28

20080528-0054380

WARRANTY DEED

B-RK-08-0438

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,750.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF May, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-20-2010
(AFFIX SEAL)

DEBORAH L. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anita Lynn Armstrong	Heritage Bank Mortgage Service	
438 English Ivy Drive (ADDRESS)	322 Main Street (NAME) (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Clarksville, Tennessee 37040 (CITY) (STATE) (ZIP)	161-11-D-60 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we AMY C. CANTRELL UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANITA LYNN ARMSTRONG, hereinafter called the Grantee(s), their heirs and assigns, that 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. 60, BUILDING L, VILLAGES OF BRENTWOOD, PHASE VII, AS OF RECORD IN PLAT BOOK 6900, PAGE 777, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF. BEING THE SAME PROPERTY CONVEYED TO AMY C. CANTRELL, UNMARRIED BY WARRANTY DEED FROM RICHARD KELLY, UNMARRIED, RECORDED ON THE 24TH DAY OF JUNE, 2003 IN INSTRUMENT NO. 20030624-0086824, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

DESCRIPTION REFERENCE: DESCRIBED ACCORDING TO (OR BY REFERENCE TO) THE RECORDED SUBDIVISION PLAN.

THIS CONVEYANCE IS SUBJECT TO: TAXES FOR 2008, AND SUBSEQUENT YEARS; THE PLAN, WITH OWNER'S CERTIFICATE, OF RECORD IN BOOK 6900, PAGE 777, SAID REGISTER'S OFFICE, WHICH PLAN SHOWS A MINIMUM BUILDING SETBACK LINE AND EASEMENT TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 7231, PAGE 789, BOOK 7472, PAGE 108, BOOK 7679, PAGE 109, SAID REGISTER'S OFFICE, WHICH SETS FORTH ASSESSMENTS, LIENS AND OTHER MATTERS, TO WHICH DECLARATION REFERENCE IS HEREBY MADE FOR MORE PARTICULARS.

THIS INSTRUMENT IS EXECUTED ON BEHALF OF AMY C. CANTRELL BY RICH KELLY PURSUANT TO A POWER OF ATTORNEY EXECUTED BY HER ON THE 15TH DAY OF MAY, 2008, OF RECORD IN INSTRUMENT NO. 20080528005439 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE AFFIDAVIT OF SAID ATTORNEY IN FACT IS ATTACHED AS "EXHIBIT A' TO THIS INSTRUMENT AND INCORPORATED HEREIN BY REFERENCE

unimproved ( )
This is improved (X) property, known as 438 English Ivy Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 23rd day of May, 2008.

Amy C. Cantrell by Rich Kelly, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of May, 2008, before me personally appeared Rich Kelly to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Amy C. Cantrell unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Amy C. Cantrell unmarried.

Witness my hand and official seal, this the 23rd day of May, 2008.

Notary Public

My Commission Expires: 7-24-10

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A" To Warranty Deed

FROM: Amy C. Cantrell

TO: Anita Lynn Armstrong

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact
for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Rich Kelly, Affiant

Sworn to and subscribed before me this

23rd day of May, 2008

Notary Public

My Commission Expires: 7-24-10

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903