Davidson County DEEDWARR
Recvd: 06/27/08 11:19 2 pgs
Fees:13.00 Taxes:592.00

20080627-0066510

WARRANTY DEED

G-VRE-08-2510

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-19-09
(AFFIX SEAL)

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
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: (NAME)	MAP-PARCEL NUMBERS
Naomi Annandale	Franklin American MTG	
2510 Sheridan Road	501 Corporate Centre Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Franklin TN 37067	84-1-8.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we VICTORIA L. PHRYDAS N/K/A VICTORIA PHRYDAS GILBERT, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NAOMI ANNANDALE AND EDWIN ACEVEDO, WIFE AND HUSBAND AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, 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 27, DUGGER HEIGHTS NO. TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1424, PAGE 135, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO VICTORIA L. PHRYDAS, UNMARRIED BY WARRANTY DEED FROM RICHARD HENSON AND WIFE, ELIZABETH HENSON, RECORDED ON THE 15TH DAY OF MARCH, 2006 IN INSTRUMENT NO. 20060315-0029689, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. VICTORIA L. PHRYDAS IS NOW MARRIED AND KNOWN AS VICTORIA PHRYDAS GILBERT. CHRISTOPHER BELA GILBERT JOINS IN THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 1424, PAGE 135; AND BOOK 4096, PAGE 851, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2510 Sheridan Road, Nashville, Tennessee 37206
(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 June, 2008.

Victoria Phrydas Gilbert

Christopher Bela Gilbert by Victoria Phrydas Gilbert, attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Victoria Phrydas Gilbert, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of June, 2008, before me personally appeared Victoria Phrydas Gilbert 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 Christopher Bela Gilbert, and who acknowledged she executed the same as the free act and deed of the said Christopher Bela Gilbert.

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

Notary Public

My Commission Expires: 11/22/08

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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