Davidson County DEEDWARR
Recvd: 07/21/08 09:49 2 pg
Fees:13.00 Taxes:1117.40

20080721-0074294

WARRANTY DEED

G-FCP-08-1012

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,000.00

Affiant

Subscribed and sworn to before me this 16th DAY OF July, 2008.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES: (AFFIX SEAL)
My Commission Expires MAR. 30, 2010

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
Anne M. Daigh	new owner	
1012 South Douglas Avenue (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	105-13-148.00

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 ERIK A. LUND III AND WIFE, ALLISON T. LUND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANNE M. DAIGH, AN UNMARRIED WOMAN, 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 THE WESTERLY ONE-HALF OF LOT 21 AND THE EASTERLY 20 FEET OF LOT NO. 22 ON THE PLAN OF MCALLISTER PROPERTY, AS OF RECORD IN BOOK 421, PAGE 10, REGISTER'S OFFICE OF SAID COUNTY.

SAID PART OF LOTS ADJOIN AND FRONT TOGETHER 70 FEET ON THE NORTHERLY SIDE OF DOUGLAS AVENUE AND RUN BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ERIK A. LUND III AND WIFE, ALLISON T. LUND BY WARRANTY DEED FROM COLIN K. LINDEN AND WIFE, JANICE, M. POWERS, RECORDED ON THE 27TH DAY OF MARCH, 2003 IN INSTRUMENT NO. 20030327-0040368, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 421, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1012 South Douglas Avenue, Nashville, Tennessee 37204
(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 16th day of July, 2008.

Erik A. Lund III

Allison T. Lund

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Erik A. Lund III and Allison T. Lund, 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 16th day of July, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL) ADAM DAVENPORT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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