Prepared by:
The Law Office of Ryan Trammel, PLLC
116 N. Greenwood Street
Lebanon, TN 37087

Davidson County DEEDWARR
Recvd: 08/11/08 09:41 2 pgs
Fees:13.00 Taxes:222.00

20080811-0082280

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Judith-Ann Ward
Affiant

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 8th day of August, 2008.

Ryan J.
Notary Public
My commission expires: 2-1-09

Address of New Owner:	Send Tax Bills to:	Tax Information
Judith-Ann Ward John Michael Ward 109 Lexington Drive Lebanon, TN 37087	New Owner	07212002800

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carl Anderson and wife, Gayle R. Anderson**, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to **Judith-Ann Ward and husband, John Michael Ward**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot 79 and a part of Lot 78 on the Map of Water Place of record in Plat Book 332, Page 136 and 137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot 79 and part of Lot 78 front together 57 feet on the southerly margin of Hanover Avenue and run back between parallel lines 150 feet to a dead line in the rear, whereupon it measures 57 feet.

Being the same property conveyed to Carl Anderson and wife, Gayle R. Anderson, by deed from Darrin L. Johnson and wife, Kathy J. Johnson, of record in Book 9522, Page 880, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1722 Hanover Road, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 8th day of August, 2008.

Carl Anderson

Gayle R. Anderson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carl Anderson and wife, Gayle R. Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Lebanon, TN, this 8th day of August, 2008.

Ryan Trammel - Notary Public
State of Tennessee at Large

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission expires: 02/01/2009