# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/19/08 10:31 3 pgs
Fees:18.00 Taxes:440.30
20080819-0085125

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **16TH DAY OF JULY, 2008.**

NOTARY PUBLIC

MY COMMISION EXPIRES 9-19-09
(AFFIX SEAL)

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

**THIS INSTRUMENT WAS PREPARED BY**
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

| Address New Owner(s) As Follows: | ***Send Tax Bills To:*** | Map and Parcel Number: |
|---|---|---|
| **Victoria Anderson** | Wells Fargo Home Mortgage | **051-040-149.00** |
| **835 East Meade Avenue** | P.O. Box 11701 | |
| **Madison, TN 37115** | Newark, NJ 07101-4701 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**James R. Shoemaker and wife, Betty M. Shoemaker**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

**Victoria Anderson, an unmarried woman,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

**See attached legal Exhibit "A"**

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

**City and or County taxes for the year 2008 and subsequent years a lien but not yet due and payable.**

**All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.**

**NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.**

**All matters on the Plan of Record in Plat Book 843, page 7, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.**

( X ) Improved
This ( ) Unimproved property is known as: **835 East Meade Avenue**
**Madison, TN 37115**

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 we do not covenant with the said GRANTEES 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 ever 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 **16th day of July, 2008.**

**James Shoemaker**

**Betty Shoemaker**

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **James Shoemaker and Betty Shoemaker**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, TN

**This 16th day of July, 2008.**

Notary Public

My Commission Expires: 3-3-2010

# EXHIBIT "A"

**Being Lot No. 21, of Block "C" on the revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for said County.**

**Said Lot No. 21 fronts 60 feet on the easterly side of East Meade Avenue and runs back between lines, 245 1/4 feet on the north line and 264 feet on the southerly line, to a dead line in the rear, measuring 78.6 feet thereon.**

Being the same property conveyed to James R. Shoemaker and Betty M. Shoemaker herein by Warranty Deed dated May 4, 1971, of record at Book 4512 Page 176 in Registers' Office of Davidson County.