RECORD AND RETURN TO:
Bosch Title, LLC
5252 Hickory Hollow Parkway
Suite 1015
Antioch, Tennessee 37013

Davidson County DEEDWARR
Recvd: 10/06/08 10:54 2 pg
Fees:13.00 Taxes:488.40
20081006-0101238

WARRANTY DEED

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00.

Hozell Anderson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF SEPTEMBER, 2008.

NOTARY PUBLIC

My commission expires: 9/25/10

THIS INSTRUMENT PREPARED BY:
Bosch Title, LLC, 5252 Hickory Hollow Parkway, Suite 1015, Antioch, Tennessee 37013

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HOZELL ANDERSON 2505 Dickerson Pike Nashville, Tennessee 37207	Same as new owner	MAP 71-03-97.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY TWO THOUSAND AND NO/100 ($132,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **JACK DAVIS, JR.,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **HOZELL ANDERSON,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A tract of land in the 12th, formerly 17th District of Davidson County, Tennessee and described as follows:

Beginning at a point in the southerly margin of Donald Street, said point being 24.62 feet east of the easterly margin of Dickerson Road; thence along the southerly margin of Donald Street, South 65 degrees 10'10" East, 134.83 feet to an iron pin; thence along George B. Coles West property line, South 16 degrees 43'11" West 229.80 feet to an iron pin located in W.T. Smith's North property line; thence along said line North 67 degrees 09'20" West, 143.31 feet to an iron pin located in the easterly margin of Dickerson Road; thence along said margin North 13 degrees 00', East 212.80 feet to an iron pin; thence along a curve to the right (R=20.00 feet) 35.50 feet to the point of beginning containing 0.8 acres (34,762.9 square feet) more or less and being locate din the 12th Civil District of Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM IS THE RIGHT OF WAY ACQUISITION AND TEMPORARY CONSTRUCTION EASEMENT FROM JACK DAVIS, JR. TO METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY AS DESCRIBED IN INSTRUMENT NO. 20060315-0030024, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Jack Davis, Jr. by Warranty Deed from Geraldine Smith, of record in Instrument No. 20040226-0022054, Register's Office for Davidson County, Tennessee.

This is improved property known and designated as 2505 Dickerson Pike, Nashville, Tennessee 37207,

This conveyance is made subject to any and all restrictive covenants and/or easements of record; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2008 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 4th day of September, 2008.

JACK DAVIS, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, **JACK DAVIS, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 4th day of September, 2008.

Notary Public

My commission expires: 9/25/10

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.