WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,900.00

Lucinda Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF August, 2009.

Notary Public

MY COMMISSION EXPIRES: 12-5-2010
(AFFIX SEAL)

MICHAEL WILLIAM FAIRCHILD NOTARY PUBLIC STATE OF TENNESSEE DeKALB COUNTY

G-VRE-09-1613

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anjanette Badger (NAME)	**Anjanette Badger** (NAME)	
1613 5th Avenue North (ADDRESS)	(ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	**82-5-46.00**

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, we **W.H. EASON JR.,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANJANETTE BADGER,** 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 152, NORTH NASHVILLE REAL ESTATE COMPANY'S PLAN, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 21, PAGE 105, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO W.H. EASON, JR. BY WARRANTY DEED FROM JANICE B. WOODARD AND SPOUSE, JOHNNY N. WOODARD, RECORDED ON THE 7TH DAY OF MAY, 2009 IN INSTRUMENT NO. 20090507-0042324, 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.

BILL GARRETT, Davidson County
Trans: T20090057327 DEEDWARR
Recvd: 08/21/09 10:57 2 pgs
Fees: 13.00 Taxes: 284.53
20090821-0078815

This is
(X) unimproved
( ) improved
property known as **1613 5th Avenue North Nashville, Tennessee 37208**
(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 19th day of August, 2009.

W.H. Eason Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W.H. Eason Jr., 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of August, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212