WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090069147 DEEDWARR
Recvd: 10/09/09 11:15 2 pgs
Fees: 13.00 Taxes: 1649.83
20091009-0094179

G-VRE-09-3608

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,900.00

Russell E. Poland
Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2009.

Notary Public

MY COMMISSION EXPIRES: 2-4-12

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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
Russell E. Poland		
3608 Westbrook Ave.	(NAME) New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		104-5-224.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ROBERT GRAY ANDERSON, JENNIFER ANDERSON, * hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RUSSELL E. POLAND AND MARCIANA P. POLAND, MARRIED TO EACH OTHER, 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 NO. 500 ON THE PLAN OF RICHLAND REALTY CO.'S DIVISION "C" OF RECORD IN BOOK 421, PAGE 31, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 500 FRONTS 60 FEET ON THE NORTHERLY MARGIN OF WESTBROOK AVENUE AND EXTENDS BANK 232 FEET ON THE EASTERLY LINE AND 235 FEET ON THE WESTERLY LINE TO A BROKEN LINE IN THE REAR, MEASURING 58.5 FEET MORE OR LESS, THEREON.

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED FROM ROBERT GRAY ANDERSON, A MARRIED MAN TO ROBERT GRAY ANDERSON AND JENNIFER ANDERSON, HUSBAND AND WIFE, TENANTS BY THE ENTIRETY WITH RIGHT OF SURVIVORSHIP AS RECORDED ON THE 3RD DAY OF SEPTEMBER, 2002 IN INSTRUMENT NO. 20020903-0106072 AND WARRANTY DEED FROM TODD D. GIORGIO, MARRIED TO ROBERT GRAY ANDERSON AS RECORDED ON THE 1ST DAY OF JUNE, 2000 IN INSTRUMENT NO. 200006010054655, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2009 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 421, PAGE 31; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

* husband and wife

unimproved ( )

This is improved (X) property, known as 3608 Westbrook Avenue, Nashville, Tennessee 37205
(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 30th day of September, 2009.

Robert Gray Anderson

Jennifer Anderson

STATE OF Tennessee
COUNTY OF Davidson

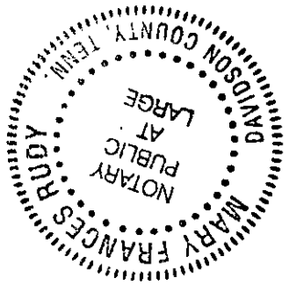
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Gray Anderson and Jennifer Anderson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of September, 2009.

Notary Public

My Commission Expires: 9-24-10

(SEAL)



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