WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,000.00

Janet McAlister
Affiant

Subscribed and sworn to before me, this 20th DAY OF November, 2009.

Dana Loggins
Notary Public

MY COMMISSION EXPIRES: 7-24-11
(AFFIX SEAL)

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

G-VRE-09-1224

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
James G. Gaines	WR Starkey Mortgage Co.	
1224 Greenfield Avenue (ADDRESS)	(NAME) 5055 W. Park Blvd, Ste. 300 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Plano, TX 75093 (CITY) (STATE) (ZIP)	72-3-306.00

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, I/we THADDEUS B. ANDERSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES G. GAINES, AN UNMARRIED MAN, 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 105, INGLEWOOD PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 101, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM TIMOTHY M. ANDERSON AND WIFE, CYNTHIA R. ANDERSON AND THADDEUS B. ANDERSON AND TAWNI ANDERSON, HIS WIFE TO THADDEUS B. ANDERSON AND TAWNI ANDERSON AS RECORDED ON THE 5TH DAY OF APRIL, 2007 IN INSTRUMENT NO. 20070405-0041043 AND WARRANTY DEED FROM NELLIE R. WALKER, BY AND THROUGH HER ATTORNEY IN FACT, THOMAS NEWMAN WALKER TO TIMOTHY M. ANDERSON AND WIFE, CYNTHIA R. ANDERSON TOGETHER AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP WITH THADDEUS B. ANDERSON AS RECORDED ON THE 3RD DAY OF NOVEMBER, 2005 IN INSTRUMENT NO. 20051103-0133246, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY COVEYED TO THADDEUS BROOKS ANDERSON BY QUITCLAIM DEED FROM TAWNI BLAIR ANDERSON FILED FOR RECORD AS INSTRUMENT NUMBER 20091210-0112970, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1224 Greenfield Avenue, Nashville, Tennessee 37216
(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.

BILL GARRETT, Davidson County
Trans:T20090083462 DEEDWARR
Recvd: 12/10/09 12:38 2 pgs
Fees:13.00 Taxes:706.70
20091210-0112972

Witness my/our hand(s) this 20th day of November, 2009.

Thaddeus B. Anderson

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of November, 2009, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Thaddeus B. Anderson, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Thaddeus B. Anderson, unmarried.

Witness my hand and official seal, this the 20th day of November, 2009.

Notary Public

My Commission Expires:

CARA MONFORTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2012

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