WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090085658 DEEDWARR
Recvd: 12/21/09 10:43 3 pgs
Fees:18.00 Taxes:462.50
20091221-0115728

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$125,000.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **17TH DAY OF DECEMBER, 2009.**

NOTARY PUBLIC T. GARRISON

MY COMMISION EXPIRES_____
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC EXPIRES MARCH 03, 2010 ROBERTSON COUNTY

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:
Randall W. Anderson, Jr.	**Security Atlantic Mortgage Company, Inc.**	**02400021100**
4875 Brick Church Pike	**499 Thornall Street, 2nd Floor**	
Goodlettsville, TN 37072	**Edison, NJ 08837**	

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,

Randall W. Anderson, Sr. and Connie D. Anderson

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

Randall W. Anderson, Jr., a married man,

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 2009 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 of record in said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All Easements of record in Book 9086, page 165, said Register's Office.

All Property taxes for the year 2010 and all subsequent years, are a lien but not yet due and payable.

(X) Improved
This ( ) Unimproved property is known as: **4875 Brick Church Pike**
Goodlettsville, TN 37072

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 17th day of December, 2009.

Randall W. Anderson Sr.
Randall Anderson, Sr.
W.

Connie D. Anderson
Connie Anderson
D.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Randall W. Anderson, Sr. and Connie D. 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 such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison TN

This 17th day of December, 2009.

Notary Public

T. GARRISON
STATE OF TENNESSEE
NOTARY PUBLIC
EXPIRES MARCH 03, 2010
ROBERTSON COUNTY

My Commission Expires:

Exhibit "A"

Described property lying in the City of Goodlettsville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated January 14, 1993, as follows:

TRACT 1:

BEGINNING at an iron pin (new), the most southwest corner of this tract, a corner to C.H. Phelan (Deed Book 5831, page 265) and a corner to Charles K. Southgate (Deed Book 6661, page 56); thence, with said Southgate for the next three calls as follows: N 35 deg. 27 feet 105 inches E 337.68 feet to an iron pin (new) by a 24-inch hackberry tree; thence, N 62 deg. 23 feet 18 inches E 303.56 feet to an iron pin (new); thence N 34 deg. 32 feet 21 inches E 292.11 feet to an iron pin (old), corner to said Southgate, and in the line of Timothy P. Redding (Deed Book 8599, page 378); thence, with said Redding S .84 deg. 47 feet 59 inches E 135.97 feet to an iron pin (old), corner to said Redding, and in the line of Farris Wayne Drake (Deed Book 4927, page 821); thence, with the line of said Drake, and then the line of J.R. McFarland (Deed Book 1225, page 215) S 07 deg. 36 feet 16 inches W 473.69 feet to an iron pin (new) in the line of said McFarland; thence, S 74 deg. 10 feet 02 inches W 716.93 feet to an iron pin (new) in the line of said Phelan; thence N 32 deg. 35 feet 56 inches W 25.00 feet to the beginning, containing 5.01 acres, more or less.

Being the same property conveyed to RANDALL W. ANDERSON, SR. AND CONNIE D. ANDERSON, by Warranty Deed from HENRY C. ANDERSON AND DORIS P. ANDERSON, filed for record 08/17/2007 in INSTRUMENT NO. 20070817-0098345, Register's Office for DAVIDSON County.