WARRANTY DEED

R-CBB-10-505A

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00 3/19/10

Affiant

Subscribed and sworn to before me, this 19th DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC

2012 21st Avenue South

Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian J. Anthis	SunTrust Mortgage, Inc.	
505 Idlewild Avenue	401 Commerce St # 6100	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37219	52-1-132.00
(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, we TRACEY JO WILLIS AND CHRISTOPHER WILLIS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRIAN J. ANTHIS, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT 11 OF BLOCK "F" ON THE INITIAL PLAT OF CRITTENDEN ESTATES SUBDIVISION AND OF RECORD IN BOOK 974, PAGE 69, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT 11 FRONTS 55 FEET ON THE EASTERLY SIDE OF IDLEWILD AVENUE AND RUNS BACK 138.9 FEET ON THE NORTHERLY LINE AND 139 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, MEASURING 55 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO TRACEY JO SADLER AND CHRISTOPHER WILLIS, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM MELISSA G. DAVIS HARRISON, NOW KNOWN AS MELISSA G. DAVIS, UNMARRIED, RECORDED ON THE 1ST DAY OF JULY, 1999 IN DEED BOOK 11551, PAGE 722, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
SAID TRACEY JO SADLER AND CHRISTOPHER WILLIS ARE NOW MARRIED. TRACEY JO SADLER IS NOW KNOWN AS TRACEY JO WILLIS.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN PLAT OF RECORD IN PLAT BOOK 974, PAGE 69; RESTRICTIVE COVENANTS OF RECORD IN BOOK 1466, PAGE 25, EASEMENTS OF RECORD IN BOOK 4122, PAGE 459 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 505 Idlewild Avenue, Madison, Tennessee 37115

(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:T20100017070 DEEDWARR
Recvd: 03/24/10 09:41 2 pgs
Fees:13.00 Taxes:296.00
20100324-0021887

Witness my/our hand(s) this 19th day of March, 2010.

Tracey Jo Willis

Christopher Willis

STATE OF Tennessee
COUNTY OF Davidson

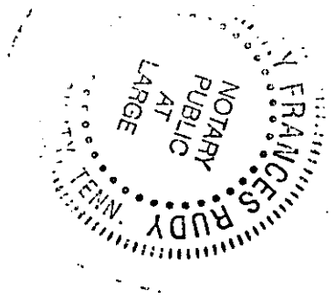
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tracey Jo Willis and Christopher Willis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal this the 19th day of March, 2010.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



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