Return to:

Realty Title & Escrow Co., Inc.
1139 N.W. Broad St., Ste. 200
Murfreesboro, TN 37129

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-100600322

WARRANTY DEED

KELLY DORSEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$176,000.00

Teri Dorsey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
17th day of JUNE , 2010

Kelly Dorsey
Notary Public

MY COMMISSION EXPIRES: 4-21-13

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS HENDERSON	**MAGNA BANK**	**094-02-0-230.00**
1626 EASTSIDE DRIVE	**P.O. BOX 17257**	
NASHVILLE, TN 37206	**MEMPHIS, TN 38187-0257**	

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,

ABRA ELIZABETH ANDERSON, UNMARRIED

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

THOMAS HENDERSON, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 288 on the Plan of Edgefield Land Company's First Subdivision, of record in Plat Book 57, page 130, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Abra Elizabeth Anderson, unmarried, by Warranty Deed from John M. Cannon, married, dated 2-22-07 and recorded 2-28-07 in Instrument No. 20070228-0024818, in the Register's Office of Davidson County, Tennessee.

This is improved (X) property known as **1626 EASTSIDE DRIVE, NASHVILLE, TN 37206**
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 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 forever 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 our hands this 17th day of JUNE , 2010.

Abra Elizabeth Anderson
ABRA ELIZABETH ANDERSON

BILL GARRETT, Davidson County
Trans:T20100038338 DEEDWARR
Recvd: 06/23/10 14:40 2 pgs
Fees:13.00 Taxes:651.20

20100623-0049116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ABRA ELIZABETH ANDERSON the bargainor(s) 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 at Nashville, Tennessee this 17th day of JUNE , 2010.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires OCT. 24, 2010

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2010.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2010, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, 2010.

Commission Expires:_____ _____
Notary Public