BILL GARRETT, Davidson County
Trans:T20100045638 DEEDWARR
Recvd: 07/26/10 14:27 2 pgs
Fees:13.00 Taxes:388.50

20100726-0058528

Prepared by and return to:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $105,000.00

Affiant

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this 19th day of July, 2010.

Notary Public
My commission expires: 11-22-2010

02-1007-47026

Address of New Owner:	Send Tax Bills to:	Tax Information
Raymond A. Anderson	New Owner	064-12-0-A-904.00CO
904 Old Fountain Place Hermitage TN 37076		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Edwin F. Besancon and wife, Pearl M. Besancon, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Raymond A. Anderson and wife, Sarah H. Anderson, hereinafter called the Grantees, their successors 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 Unit No. 904, on the Plan of Section 2, Fox Run Condominiums, of record in Book 5200, Page 148, as established by the Master Deed of record in Book 5513, Page 713; as corrected in Book 5895, Page 516; Book 5936, Page 301; Book 6370, Page 817; and Book 8510, Page 95, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lynda B. Nicula, unmarried by deed from Gary Bedford Gentry and Phillip Wayne Gentry, dated October 28, 2008, recorded November 21, 2008, of record in Instrument No. 20081121-0114621, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Rob Darnell, a married man by deed from Washington Mutual Bank, as successor in interest to Long Beach Mortgage Company by operation of law, dated October 28, 2008, recorded November 21, 2008, of record in Instrument No. 20081121-0114621, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Edwin F. Besancon and wife, Pearl M. Besancon by deed from Rob Darnell, dated March 2, 2009, recorded March 4, 2009, of record in Instrument No. 20090304-0019084, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 904 Old Fountain Place, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 19th day of July, 2010.

Edwin F. Besancon

Pearl M. Besancon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Edwin F. Besancon and Pearl M. Besancon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 19th day of July, 2010.

State of Tennessee at Large

My Commission expires

1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON