BILL GARRETT, Davidson County
Trans:T20100046801 DEEDWARR
Recvd: 07/30/10 12:03 2 pgs
Fees:13.00 Taxes:92.50
20100730-0059836

THIS INSTRUMENT PREPARED BY:
BELL TITLE & ESCROW, INC.
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
TONY NEWBERRY 138 TWIN BAY DRIVE HENDERSONVILLE, TN 37075	SAME	09110038200

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, I, **Danny K Ankenbauer**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Charles E Ballentine, Jr. and Tony Newberry**, as joint tenants with right of survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 93 ON THE PLAN OF MORROW MEADOWS, SECTION 2, AS OF RECORD IN BOOK 2331, PAGE 16, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DANNY K ANKENBAUER FROM JOHN THOMAS CLARK AND WIFE, MARY J CLARK BY WARRANTY DEED DATED 9/29/1993, AND RECORDED 10/8/1993 IN BOOK 9109, PAGE 808, SAID REGISTER'S OFFICE.

REBECCA ANKENBAUER JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL INTERST SHE MAY HAVE, MARITAL OR OTHERWISE.

This is improved property known as: 912 DELRAY DRIVE, NASHVILLE, TENNESSEE 37209

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. Whenever 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 27TH day of JULY, 2010.

DANNY K ANKENBAUER **REBECCA ANKENBAUER**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Danny K Ankenbauer and Rebecca Ankenbauer**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 27TH day of JULY, 2010.

NOTARY PUBLIC

My Commission Expires: 02/24/14

E. KEITH BELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $25,000.00

AFFIANT

Subscribed and sworn to before me this 27TH day of JULY, 2010.

NOTARY PUBLIC

My Commission Expires: 02/24/14

E. KEITH BELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY