Record 1st

PREPARED BY (AND RETURN TO):

Davidson County DEEDWARR
Recvd: 03/01/11 10:52 3 pgs
Fees:18.00 Taxes:888.00
20110301-0016345

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50775
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William T. Anderson, Jr. Kelly Suzanne Jones 7736 Indian Springs Drive Nashville, Tennessee 37221	Bank of America, N.A. 840 Crescent Centre Dr., Ste. 460 Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 12809004000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$240,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peter Y. Gunn and spouse, Veronica L. Gunn**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William T. Anderson, Jr. and spouse, Kelly Suzanne Jones** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Resubdivision of Lots 38, 39 and 40, Dunaway Woods Section One of record in Book 6200, page 116, as corrected by Instrument to Correct Boundary Lines of record in Book 6460, page 188, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Indian Springs Drive, said point being the northeasterly corner of the property herein described and the northwesterly corner of Lot No. 39, thence south 15 degrees 05 minutes 00 seconds west 105.00 feet to an iron pin; thence south 6 degrees 53 minutes 00 seconds east 139.00 feet to an iron pin, said pin being located at the southwesterly corner of Lot No. 39; thence, with the westerly line of Lot No. 40, south 35 degrees 13 minutes 24 seconds west 163.98 feet to an iron pin, said pin being the southwesterly corner of Lot 40; thence, in a westerly direction a distance of 14.00 feet to an old iron pin; thence, north 6 degrees 11 minutes 47 seconds east 73.72 feet to an old corner stone; thence, north 23 degrees 20 minutes 6 seconds west (erroneously referred to as being north 23 degrees 20 minutes 6 seconds east on said plat) 257.24 feet to a nail in an asphalt drive, said nail also being located in the southerly margin of Indian springs Drive; thence with the southerly margin of Indian Springs Drive along a curve with a radius of 385.96 feet, a distance of 147.86 feet to an iron pin; thence, continuing with the southerly margin of Indian Springs Drive, north 66 degrees 21 minutes 56 seconds east 76.00 feet to the point of beginning.

Being the same property conveyed to Veronica L. Gunn and husband, Peter Y. Gunn by warranty deed from Sherian M. Anderson and Kathy G. Fuller, both unmarried, of record in Doc. No. 20020926-0117229, Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6200 Page 116, as corrected by Instrument to Correct Boundary Lines of record in Book 6460, page 188, said Register's Office, which Plan shows a 40 foot minimum building setback line from Indian Springs Drive. And a 2.5 x 25 foot utility anchor easements located on the northerly line, near the northeasterly corner of said lot. And an easement of varying width for public utility and drainage purposes along the broken westerly line. And a 10 x 139 foot dedicated easement for sewage absorption system along a portion of the southeasterly line of lot, as set forth

in Note 4 on said plan. Areas labeled No. 1 and 2 for sewage soil absorption systems along the southeasterly line. And an existing asphalt drive across the northwesterly corner of said lot.

This is improved property, known as: 7736 Indian Springs Drive, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of February, 2011.

Peter Y. Gunn

Veronica L. Gunn

State of TENNESSEE
County of DAVIDSON

On this 25th day of February, 2011 , before me the undersigned authority, personally appeared Peter Y. Gunn and Veronica L. Gunn , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $240,000.00

Affiant

Sworn and subscribed before me this the 25th day of February, 2011

Notary Public

My Commission Expires: Jan 6, 2014

REAGAN E. DUNPHY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 6, 2014

Wldoc: Deed Wty—12/92

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY