39-B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110019644 DEEDWARR
Recvd: 04/04/11 15:23 2 pgs
Fees: 13.00 Taxes: 1202.50
20110404-0025845

R-VRES-11-821

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

Subscribed and sworn to before me, this 25TH DAY OF March, 2011.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TN DAVIDSON CO

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
Newell A. Anderson	SunTrust Mortgage, Inc.	
821 Kirkwood Avenue	(NAME) 401 Commerce St., Ste. 6100	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37219	118-2-174.00
(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, I/we TRACY R. CARTER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NEWELL A. ANDERSON AND CYNTHIA N. ANDERSON, HUSBAND AND WIFE, 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:

LAND IN THE 7TH, FORMERLY THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY HALF OF LOT NO. 34 ON THE MAP AND SURVEY SHOWING THE SUBDIVISION OF A PART OF THE VAULX PROPERTY MADE BY ERLE DRAKE, COUNTY SURVEYOR FOR SAID COUNTY, JULY 1ST, 1921, BUT WHICH MAP IS NOT YET OF RECORD, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF KIRKWOOD AVENUE FORMERLY VAULX LANE, 1200 FEET EAST OF CRAIG AVENUE AND WHICH POINT IS ALSO 360 FEET OFF ALVIN AVENUE, SAID POINT BEING THE CORNER OF LOTS 33 AND 34; THENCE SOUTHERLY WITH THE LINE BETWEEN SAID TWO LOTS 242 FEET TO A POINT HALFWAY BETWEEN KIRKWOOD AND MIDWAY AVENUE; THENCE EASTERLY 180 FEET TO THE LINE BETWEEN LOTS 34 AND 35 AT A POINT HALFWAY BETWEEN SAID TWO AVENUES; THENCE WITH SAID LINE NORTHERLY 242 FEET TO THE SOUTHERLY MARGIN OF KIRKWOOD AVENUE; THENCE WITH THE SOUTHERLY MARGIN OF KIRKWOOD AVENUE WESTWARDLY 180 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO TRACY R. CARTER BY WARRANTY DEED FROM THE HEIRS AT LAW OF BENNIE L. HOLT, RECORDED ON THE 8TH DAY OF JANUARY, 1999 IN BOOK 11289, PAGE 786, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; AND B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 821 Kirkwood Avenue, Nashville, Tennessee 37204
(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.

Witness my/our hand(s) this 25th day of March, 2011.

Tracy R. Carter

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tracy R. Carter, 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 25th day of March, 2011.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

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