PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20110026570 DEEDWARR
Recvd: 05/04/11 15:09 2 pgs
Fees:13.00 Taxes:2479.00
20110504-0034393

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50826
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Stephen . Anderson Stacey A. Anderson 1805 Primrose Avenue Nashville, Tennessee 37212	Access National Mortgage Corporation 1800 Robert Fulton Drive, Suite 350 Reston, VA 20191

TAX MAP-PARCEL NUMBERS: 11704037500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$670,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **J. Herman Kan, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen Anderson and Stacey A. Anderson, husband and wife,** 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. 50 on the Plan of Belmont Terrace of record in Book 421, page 101, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to J. Herman Kan and spouse, Shin-Mei Kan, by Warranty Deed from James Robert Pitt and spouse, Katherine Fuller Pitt, dated June 18, 2008 and recorded on June 19, 2008, of record in Doc. No. 20080619-0063196 Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Doc. No. 20100528-0041499, dated May 13, 2010 and recorded on May 28, 2010, the said Shin-Mai J. Kan conveyed her interest in the subject property to J. Herman Kan.

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

This conveyance is subject to: Taxes for 2011, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 421 Page 101, said Register's Office.

This is improved property, known as: 1805 Primrose Avenue, Nashville, Tennessee 37212

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 22nd day of April, 2011.

J. Herman Kan

State of TENNESSEE
County of DAVIDSON

On this 22nd day of April, 2011 , before me the undersigned authority, personally appeared J. Herman Kan , 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: 9/8/2013

Notary

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 $670,000.00

Affiant

Sworn and subscribed before me this the 22nd day of April, 2011

Notary Public

My Commission Expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY