BOX #14A

WARRANTY DEED	STATE OF Tennessee G#23271-2 COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,600.00 Affiant Subscribed and sworn to before me, this 30th DAY OF June, 2011. Notary Public MY COMMISSION EXPIRES: May 5, 2015 (AFFIX SEAL)
P-KW-11-0903	

KATHERINE GOODSON STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry Boyd House III and Rossi House	Bank of America, N.A.	118-06-0 060.00
903 Gale Lane (ADDRESS)	P. O. Box 650070 (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Dallas, TX 75265-0070 (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, we GERALD C. ANDRADY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HARRY BOYD HOUSE III AND WIFE, ROSSI HOUSE, 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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS

Land in Davidson County, Tennessee, being the easterly 12-1/2 feet of Unit 1 of Lot 12-B and Units 2 and 3 of Lot 12-B, on the Plan of Battlefield Estates, Section 1, as of record in Book 843, pages 96 and 97, Register's Office for said County.

Said easterly 12.5 feet of Unit 1 of Lot 12-B, and Units 2 and 3 of Lot 12-B front together 62.5 feet on the southerly side of Gale Avenue, and extend back 442 feet, more or less on the westerly line and 431 feet, more or less on the easterly line, to the right of way of the Tennessee Central Railway.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is a small tract of land conveyed by Clarence L. Barbour, Sr. and wife, Tommie L. Barbour to the State of Tennessee, by Instrument of record in Book 4466, page 60, said Register's Office, to which reference is hereby made for a more accurate description of the property.

Being the same property conveyed to Gerald Andrady, unmarried, by deed from Ronald Lee Barbour, married, dated june 25, 2010 and filed of record as Inst. No. 20100630-0051065, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 903 Gale Lane, 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 30th day of June, 2011.

Gerald C. Andrady

BILL CARRETT, Davidson County
Trans:T20110039875 DEEDWARR
Recvd: 07/05/11 08:44 2 pgs
Fees:13.00 Taxes:1278.72
20110705-0050935

STATE OF Tennessee
COUNTY OF Davidson

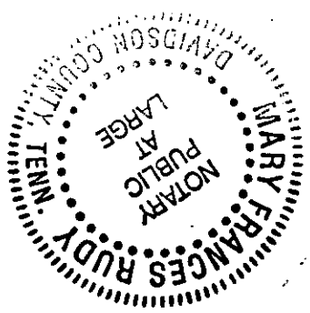
On this the 30th day of June, 2011, before me personally appeared Gerald C. Andrady, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of June, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)



RETURN TO:
Rudy Title and Escrow
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959