39-B

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
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BILL GARRETT, Davidson County
Trans:T20110069676 DEEDWARR
Recvd: 11/04/11 11:56 2 pgs
Fees:13.00 Taxes:1609.50

20111104-0086309

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me this 31st day of October, 2011.

Notary Public
My commission expires: 5/20/14

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY WILLIAMSON TENN

Address of New Owner:	Send Tax Bills to:	Tax Information
Scott Christopher Anderson 4420 Wayland Drive Nashville, Tennessee 37215	New Owner	13012000400

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael A. Lalor and spouse, Kathleen B. Lalor,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to, **Scott Christopher Anderson and Susan Y. Anderson, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Hycrest Acres, II, of record in Book 2083, Page 82, Register's Office for said County, and described according to a survey by David Bundren, Tennessee Registered Land Surveyor No. 1517, of Campbell Surveying Co., Inc. dated July 16, 1990.

Said Lot No. 2 fronts 99.70 feet (100 feet, plat) on the northeasterly margin of Wayland Drive and extends back 374.15 (374.74 feet, plat) on the northwesterly line and 310.54 feet (310.51 feet, plat) on the southeasterly line to a dead line in the rear, measuring 183.09 feet thereon (183.00 feet, plat).

Being the same property conveyed to Michael A. Lalor and spouse, Kathleen B. Lalor, by Warranty Deed dated August 2, 1990 from Hal R. Johnson, Jr. a single person, of record in Book 8168, Page 838, Office of Register of Deeds of Davidson County, Tennessee.

This property is improved property known as 4420 Wayland Drive, Nashville, Tennessee 37215.

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, her heirs, successors and assigns,

forever. Grantor covenants with Grantees 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 does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 31st day of October, 2011.

Michael A. Lalor

Kathleen B. Lalor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael A. Lalor and Kathleen B. Lalor., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 31st day of October, 2011.

Brian Lavoy Payne, Notary Public

My Commission expires: 11/23/14

