03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $50,000.00

Affiant

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Subscribed and sworn to before me, this 10th day of November, 2011.

Notary Public
My commission expires: 02/11/13

03-1107-37209

Address of New Owner:	Send Tax Bills to:	Tax Information
Kristine F. Duke	Wells Fargo Bank, N.A.	156-05-0 006.00
1001 Beech Bend Court	2701 Wells Fargo Way	
Nashville TN 37221	Minneapolis, MN 55467	

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, Nene G. Ananaba, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kristine F. Duke and Jacqueline Neudecker, 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. 776, on the Plan of Section Four-First Addition, Harpeth Woods, of record in Book 5200, Page 635, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nene G. Ananaba and Maryle J. Demoss, as joint tenants with right of survivorship, by deed from Mark D. Goodman and wife, Christy M. Goodman, dated October 26, 2001, recorded October 29, 2001, in Instrument No. 20011029-0117721, Register's Office for Davidson County, Tennessee.

Further, being conveyed to Nene G. Ananaba by Quitclaim Deed from Maryle J. Demoss, dated October 25, 2002, recorded November 7, 2002 in Instrument No. 20021107-0137638, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1001 Beech Bend Court, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our 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.

N.A.

BILL GARRETT, Davidson County
Trans:T20110072513 DEEDWARR
Recvd: 11/16/11 14:22 2 pgs
Fees:13.00 Taxes:185.00
20111116-0089645

WITNESS my hand this 10th day of November, 2011.

Nene G. Ananaba

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 10th day of November, 2011.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

