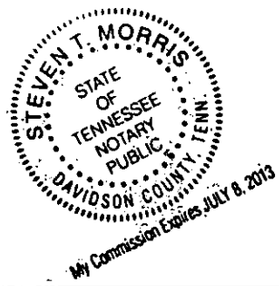
BILL GARRETT, Davidson County
Trans:T20120058482 DEEDWARR
Recvd: 08/07/12 13:45 2 pgs
Fees:13.00 Taxes:282.31
20120807-0070343

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $76,300.00. Affiant Subscribed and sworn to before me, this the 1st day of August, 2012. Notary Public My commission expires: JULY 8, 2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James Walker	LC ANDERSON	
3922 Southview Dr.	408 LEAKE AVENUE	06904004600
Nashville, TN 37218	NASHVILLE,	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **L.C. ANDERSON, TRUSTEE OF THE L.C. ANDERSON LIVING TRUST**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES WALKER, MARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 the West part of Lot 10, Block "EE" on the Plan of Revised Map of Fairview Subdivision of record in Plat Book 1130, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lot fronts 100 feet on the east side of Southview Road and runs back between parallel lines, along the south margin of Fairview Drive 235 feet to a dead line.

*

Being the same property conveyed to LC Anderson, Jr. by Deed from Fannie Mae A/K/A Federal National Mortgage Association of record at Instrument No. 20110301-0016417, Register's Office for Davidson County, Tennessee, dated February 23, 2011.

Being the same property conveyed to Fannie Mae A/K/A Federal National Mortgage Association by Corrected Substitute Trustee's Deed from Shapiro & Kirsch, LLP, Substitute Trustee of record at Instrument No. 20101029-0086604, dated May 24, 2010, correcting Substitute Trustee's Deed to Cucorp, Inc. from Shapiro & Kirsch, LLP, Substitute Trustee of record in Instrument No. 20100712-0054538 , Register's Office for Davidson County, Tennessee, dated May 24, 2010, Register's Office for Davidson County, Tennessee and further
Being the same property conveyed to Korlon L. Kilpatrick by Deed from James Erves, unmarried, of record at Instrument No. 20030331-0041997, Register's Office for Davidson County, Tennessee, dated March 24, 2003.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3922 Southview Dr., Nashville, TN 37218.

* BEING THE SAME PROPERTY CONVEYED TO L.C. ANDERSON, TRUSTEE, BY DEED RECORDED AT INSTRUMENT 20120807 0070343, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of August, 2012.

THE L.C. ANDERSON LIVING TRUST

L.C. Anderson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named L.C. Anderson, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of August, 2012.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

Notary Public