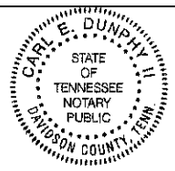
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/13 14:55 2 pgs
Fees:13.00 Taxes:222.00
20130516-0049644



NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$60,000.00.**

Affiant

Subscribed and sworn to before me this 16th day of May, 2013.

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
88 Thompson Lane Trust	SAME	119-10-0-092.00
P.O. Box 791		
Joelton, TN 37081		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sarah Anderson**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **First Jordan, FLP, as Trustee of the 88 Thompson Lane Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 73 and the westerly 10 feet of Lot No. 72 on the plan of Hidden Acres, of record in Book 1130, page 89, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 73 and the westerly part of Lot No. 72 front together 85 feet on the northerly margin of Thompson Lane and extend back 165 feet, more or less, on the easterly line and 228 feet on the westerly line to a broken line in the rear, measuring 120.50 feet thereon.

Being the same property conveyed to Howrd W. Anderson and wife, Sarah Anderson, by deed from C. Douglas Ferris, on October 30, 1995, of record in Book 9843, page 375, Register's Office for Davidson County, Tennessee. The said Howard W. Anderson having since died leaving property to Sarah Anderson by right of survivorship.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1130, page 89, Register's Office Davidson County, Tennessee.

This is improved property known as: **88 Thompson Lane, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 16, 2013.

Sarah Anderson by V. Michael Payne, as attorney in fact
Sarah Anderson
By Van Michael Payne, as attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Van Michael Payne with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Sarah Anderson, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Sarah Anderson, the bargainor(s), by the said Van Michael Payne, as Attorney-in-Fact.

WITNESS my hand and seal, this 16th day of May, 2013.

_____ My Commission Expires: 7/6/15

NOTARY PUBLIC

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____ My commission expires: 7/6/15

Notary's Signature

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY