PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 03/27/01 16:05 2pgs
Fees:11.00 Taxes:913.90
20010327-0029537

W & I Ref: (gj) Title No: 42208
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Collin C. Galletly, III 901 Oak Valley Lane Nashville, TN 37220	PHH Mortgage Services 3000 Leadenhall Road Mount Laurel, NJ 08054

TAX MAP-PARCEL NUMBERS: 146-01-010

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 247000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James C. Anderson and spouse, Kerstin Anderson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Collin C. Galletly, III,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 13 on the Plan of Oak Valley of record in Plat Book 1835, pages 15 & 16, Register's Office for said County.

SAID Lot No. 13 fronts 190 feet on the southerly margin of Oak Valley Lane and extends back between parallel lines 235 feet to a dead line in the rear.

BEING the same property conveyed to James C. Anderson and wife, Kerstin Anderson by deed from James D. Kay, Jr., and wife, Elaine M. Kay of record in Book 11255, page 306, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835, Page 15 and 16, said Register's Office, which Plan shows a 75 foot minimum building setback line from Oak Valley Drive and 15 foot easement for drainage and bridle path along the along the rear line(s) and a 20 foot permanent easement and a 10 foot temporary construction easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6983, page 679, said Register's Office.

This is improved property, known as: 901 Oak Valley Lane, Nashville, TN 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of March, 2001.

James C. Anderson

Kerstin Anderson

State of Tennessee
County of Davidson

On this 23rd day of March, 2001, before me the undersigned authority, personally appeared **James C. Anderson** and **Kerstin Anderson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/[illegible]

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 247000.00

Affiant

Sworn and subscribed before me on the 23rd day of March, 2001.

Notary Public

My Commission Expires

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004