WARRANTY DEED

C. E. PICKERING, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th Day of May, 2001.

Notary Public

MY COMMISSION EXPIRES: JAN. 31, 2004

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles C. Anderson and Peggy J. Anderson	Franklin American Mortgage	150-7-137
(NAME) 3216 Country Meadow Road	(NAME) 501 Corporate Center Drive, #400	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Franklin, TN 37067 .	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kathy J. Anderson and Kimberly J. Anderson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Charles C. Anderson and wife, Peggy J. Anderson** hereereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit: all our rights title and interest

Land in Davidson County, Tennessee, being Lot No. 118 on the plan of The Country, Section 4-A, of record in Book 5200, Pages 138 and 139, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kathy J. Anderson and Kimberly J. Anderson, both unmarried, by QuitClaim Deed of record as instrument No. 200105250054702, Register's Office of Davidson County, Tennessee.

Subject to any and all matters as shown on Plat Book 5200, pages 138 & 139 of the Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 5404, page 770 of the Register's Office of Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 06/22/01 15:24 2pgs
Fees:11.00 Taxes:455.47

20010622-0066444

This is unimproved ( )
improved(xx) property, known as 3216 Country Meadow Road Antioch TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 25th Day of May, 2001.

Kathy J. Anderson
Kathy J. Anderson

Kimberly J. Anderson
Kimberly J. Anderson

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Kathy J. Anderson and Kimberly J. Anderson, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th Day of May, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/26/05

CAROL T. BAKER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE