WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/17/01 13:55 2pgs
Fees:13.00 Taxes:336.70

20011017-0113184

ANDERSON-H01540

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Richard John Anderson
Affiant

Subscribed and sworn to before me, this 26th DAY OF September, 2001.

Notary Public

MY COMMISSION EXPIRES: 6/9/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard John Anderson unmarried	Bank of America	39-00-56.01
(NAME)	(NAME)	
4354 Waller Rd.	9000 Southside Blvd	
(ADDRESS)	(ADDRESS)	
Whites Creek, Tennessee 37189	jacksonville, FL 32266-0771	
(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 consideration, the receipt of which is hereby acknowledged, I/we, TIMOTHY A. WILLIAMS AND WIFE JENNY L. WILLIAMS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto RICHARD JOHN ANDERSON UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee being a tract of land located in the 14th Civil District, being more particularly described as follows:

Beginning at an elm marking the Southwest corner of G.M. Cantrell's 11.30 acre tract, being also the Southwest corner of the tract herein conveyed, thence, North 70 degrees 15' East along the center line of Carney Branch 100 feet to a pipe; thence, North 25 degrees West 240 feet to an iron pipe; thence south 72 degrees West 130 feet to a pipe in C.M. Cantrell's West Boundary Line; thence, South 31 degrees 45' East 250 feet to the beginning containing 0.65 acres more or less.

Being the same property conveyed to Timothy A. Williams and wife Jenny L. Williams by Deed from Jeff F. Stenberg of record in Book 8999, page 479, said Register's Office.

This is improved (X) property, known as 4354 Waller Rd., Whites Creek, Tennessee 37189
unimproved ( )
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 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.

Witness my/our hand(s) this 26th day of September, 2001.

Timothy A. Williams

Jenny L. Williams

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy A. Williams and wife Jenny L. Williams, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville (city), TN (state), this 26th day of September, 2001.

My Commission Expires: 6-12-04

Notary Public

JEANNIE BRADSHAW
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

My Commission Expires JUNE 12, 2004

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 26th day of September, 2001.

My Commission Expires _____ _____

Notary Public

RETURN TO:

Middle Tennessee Escrow Company
120 Anderson Lane
Hendersonville, Tennessee 37075