WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,900.00

Winifred M Donaldson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27TH DAY OF SEPTEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
Commission Expires APRIL 28, 2004

Davidson County DEEDWARR
Recvd: 10/02/02 13:39 2pgs
Fees:13.00 Taxes:325.23

20021002-0119970

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 405 Two Mile Pike, Suite C, Goodlettsville, TN 37072-1859

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Winifred M. Donaldson	Winifred M. Donaldson	MAP 33-03 A 105CO
(NAME)	(NAME)	
105 ROLLING MEADOWS DRIVE	105 Rolling Meadows Drive	
(ADDRESS)	(ADDRESS)	
GOODLETTSVILLE, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Thomas A. Ankenbauer, and wife Rose M. Ankenbauer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Winifred M. Donaldson, a single woman, HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 105 on the Plan of Rolling Meadows, Phase I, Section VI, as of record in Book 7900, page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof, together with an undivided membership in Rolling Meadows Townhomes Association all as described in Book 6593, page 194, as amended in Book 8049, page 711, said Register's Office.

Being the same property conveyed to Thomas A. Ankenbauer and wife, Rose M. Ankenbauer by deed of record in Book 11495, page 560, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 105 Rolling Meadows Drive, Goodlettsville, TN 37072
(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 our hands this 27th day of September, 2002.

Thomas A. Ankenbauer

Rose M. Ankenbauer

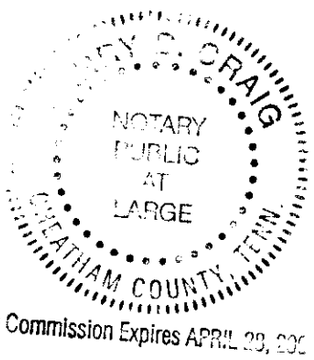
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, Thomas A. Ankenbauer, and wife Rose M. Ankenbauer the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 9/27/2002.

Commission expires:



My Commission Expires APRIL 28, 200

Notary Public