File #200310211

Saga Title Company
150 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/13/03 09:51 2pgs
Fees:13.00 Taxes:887.63

20030613-0081784

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 239,900.00.

Aven A. Humphreys Dunlap
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew A. Anderson and Katheryn L. Anderson	Synovus Mortgage Corporation	Map: 160-3-111
(NAME) 5317 Overton Road	(NAME) 401 Church Street	Parcel:
(ADDRESS) Nashville TN 37220	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, JUDITH T. HUMPHREYS AND AVEN A. HUMPHREYS DUNLAP, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto MATTHEW A. ANDERSON AND KATHERYN L. ANDERSON, 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 all of Lot No. 207, on the Plan of Haileywood Estates, Section 8F, as shown by plat appearing of record in Plat Book 3842, Page 116, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Judith T. Humphreys and Aven A. Humphreys by Warranty Deed of record in Instrument Number 20010426-0042145, said Register's Office.

This conveyance is subject to the following:
Restrictive Covenants as of record in Book 4115, page 512; and, any and all matters shown on plat of record in Plat Book 3842, Page 116; all in the Register's Office for Davidson County, Tennessee.

T. James Humphreys, spouse of Judith T. Humphreys and Rodney Dunlap, spouse of Aven A. Humphreys Dunlap, hereby joins in this conveyance and conveys any and all interest that they may have in said property, including but not limited to the marital interest, to the Grantees.

Unimproved ( )
This is improved (X) property, known as 5317 Overton Road, Nashville, TN 37220
(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 Grantors covenant with the said GRANTEES that they 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 Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 29th day of May, 2003.

Judith T. Humphreys by Aven A. Humphreys Dunlap Attorney-in-fact

Judith T. Humphreys by Aven A. Humphreys Dunlap, Attorney-in-fact

Aven A. Humphreys Dunlap

T. James Humphreys by Aven A Humphreys Dunlap, attorney-in-fact

T. James Humphreys by Aven A. Humphreys Dunlap, Attorney-in-fact

Rodney Dunlap by Aven A. Humphreys Dunlap, attorney-in-fact.

Rodney Dunlap by Aven A. Humphreys Dunlap, Attorney-in-fact

STATE OF Tennessee

COUNTY OF Williamson

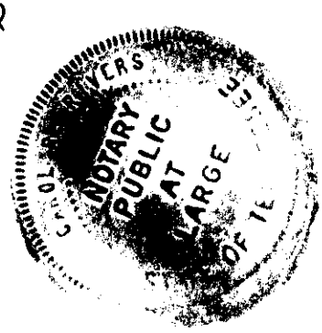
On this 29th day of May, 2003, before me personally appeared Aven A. Humphreys Dunlap, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of Judith T. Humphreys, by virtue of an instrument of record in Instrument No. *20030613-0081783, Rodney Dunlap by virtue of an instrument of record in Instrument No. **20030613-0081782, and T. James Humphreys by virtue of an instrument of record in Instrument No. ***20030613-0081781, Register's Office of Davidson County, Tennessee and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf.

Witness my hand and official seal, this 29th day of May, 2003.

Notary Public

My Commission Expires: 11/30/04

(SEAL)



Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027