STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,000.00

X James W. Dillard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 2003

Notary Public

MY COMMISSION EXPIRES 3/25/06

File No. 03-9960D LARGE

MICHAEL T. MOSER NOTARY PUBLIC AT DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 01/02/04 15:50 3 pgs
Fees:18.00 Taxes:347.80

20040102-0000871

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dillard Holdings, LLC. (NAME)	SAME (NAME)	52-5-183
1550 Hudson Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison TN 37115 (CITY) (STATE) (P.O. 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, WE, Larry S. Anderson and Linda S. Anderson, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dillard Holdings, LLC., 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:

SEE ATTACHED EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

Subject to any and all plats, easements, restrictions, and other matters of record.
The current year's taxes have been prorated and have been paid by the Grantor herein. 2004 taxes to be paid by Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 825 Idlewild Drive, Madison, TN 37115.

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. Whenever 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 30th day of December, 2003.

X Larry S. Anderson
Larry S. Anderson

X Linda S. Anderson
Linda S. Anderson

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Larry S. Anderson and Linda S. Anderson, husband and wife, 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, this 30th day of December, 2003.

Commission expires 3/25/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ , _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of December, 2003.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ , attorney-in-fact for _____ , with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of December, 2003.

My Commission Expires:_____

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 9 on the map of the subdivision of Lots Nos. 35, 36 and 37 of the B. E. Chadwell Tract, of record in Book 547, page 60, Register's Office for Davidson County, Tennessee, described according to a survey made by Harvey Gee, Surveyor, dated April 28, 1959, as follows:

Beginning on the northeasterly margin of Idlewild Drive (Private Drive) at a point 69.3 feet to north of the northwest corner of the property conveyed to Albert Ray Eden and wife, by deed from Graves Pate and wife, of record in Book 1593, page 510, said Register's Office; thence along a fence, North 69 degrees 15 minutes East, 290 feet to an iron pin in the center if Martha Love Street (not open); thence with the center of same, North 48 degrees west, 214.1 feet to an iron pin at the northwest corner of said Lot No 9; thence with the northwesterly line of said lot, south 36 degrees 15 minutes West, 238 feet to an iron pin in the northeasterly margin of said Idlewild Drive; thence with the same, South 27 degrees 30 minutes East, 63.7 feet to the beginning.

Being the same property conveyed to Larry S. Anderson and Linda S. Anderson, husband and wife , by Deed of Record in Book 9374, Page 294, Register's Office for Davidson County, Tennessee.