Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
~~Suite 360~~
Franklin, TN 37067

24-1-016

Davidson County DEEDWARR
Recvd: 02/10/04 11:15 2pgs
Fees:12.00 Taxes:0.00

20040210-0015951

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **3rd** day of **February, 2004** by and between **David Michael Anderson and wife, Mary Therese Anderson** , herein after referred to as GRANTOR, and **The CS and Elizabeth J. Anderson Family Living Trust. A Revocable Trust dated 11/16/1991**, herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Brentwood,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson county, Tennessee, being Lot Number 116 on the Plan of Copperfield Revised, of record in Book 6900, page 555-559, Register's Office for said County to which plan reference is hereby made for a more complete description.

This Conveyance is subject to the following: Subject to Declaration of restrictions of record in Book 7071, page 482 and Book 7208, page 889; Easement in Book 2437, page 8 and Book 2438, page 376; Deeds of Conveyance in Book 7593, page 488 and Book 7593, page 511; Quitclaim Deed of Common Area in Book 7150, page 358, and all matters shown on the Plan of Record.

Being the same property conveyed unto David Michael Anderson and wife, Mary Therese Anderson by Quitclaim Deed from David Michael Anderson, dated June 19, 2003, of record in Instrument Number 200307010090634, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed unto David Michael Anderson by Warranty Deed from John M. Goodwin and wife, Lorraine P. Goodwin, dated April 1, 1994, of record in Book 9305, page 792, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 92 Trotwood Mews, Brentwood, TN 37027

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

David Michael Anderson
Signature of Seller

Mary Therese Anderson
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **David Michael Anderson and wife, Mary Therese Anderson** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **3rd** day of **February, 2004.**

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES AUGUST 22, 2005

My Commission Expires: _____

Name and Address of Property Owner:
The CS and Elizabeth J. Anderson Family Living Trust. A Revocable Trust dated 11/16/1991
92 Trotwood Mews, Brentwood, TN 37027

Send Tax Statements to:
SAME
,

map and parcel--172.01-0A-116.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$243,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **3rd** day of **February, 2004.**

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES OCTOBER 21, 2007

My Commission Expires: _____

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