PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 23rd day of February, 2004, by and between GILBERT ANDERSON, UNMARRIED, hereinafter called Grantor, and ROY TANNER, hereinafter called 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 considerations, the receipt of which are hereby acknowledged, GILBERT ANDERSON, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto ROY TANNER, hereinafter referred to as Grantee, his/her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 2214 BURNS STREET, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, his/her successors, heirs and assigns forever. The Grantor covenants and agrees 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 in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Gilbert Anderson
GILBERT ANDERSON
SIGNATURE OF SELLER

Davidson County DEEDWARR
Recvd: 02/27/04 14:01 3pgs
Fees:18.00 Taxes:33.30
20040227-0022504

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, GILBERT ANDERSON, UNMARRIED, the within named 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, at office, this **23rd** day of February, 2004.

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

ROY TANNER
2825 Rural Hill Circle
Nashville, TN 37217

Property Address:

2214 BURNS STREET
NASHVILLE, TN 37216

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 72-11 PARCEL 247

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 **$9,000.00** 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.

Roy H. Tanner
Affiant

Sworn to and subscribed before me, a Notary Public, this **23rd** day of **February, 2004.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115
File #04-1989

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of W. J. Myer's Subdivision of Lots 5, 8, 9, and part of 12 of Maxey's Addition to Brownsville, of record in Plat Book 332, page 66, said Register's Office.

Said Lot No. 44 fronts 50 feet on the westerly side of Burns Street and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to GILBERT ANDERSON, UNMARRIED, by Warranty Deed from JAMES DANIEL ANDERSON AND WIFE, of record in BOOK 10281, PAGE 477, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All COUNTY REAL PROPERTY TAXES for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 72-11 PARCEL 247). 2003 real property taxes are PAID in the amount of 167.17.

2. All matters as set forth on the Plan of record in Plat Book 332, page 66, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. All matters as set forth on the Plan of record in Plat Book 21, page 79, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.