WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/26/04 10:22 2pgs
Fees:13.00 Taxes:747.40

20040326-0034170

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00

Stephanie Fisher
Affiant

Subscribed and sworn to before me, this day of 25th of March 2004

M L Fitzgerald
Notary Public

MY COMMISSION EXPIRES: 8-14-05
(AFFIX SEAL)

NOTARY PUBLIC TENNESSEE WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen R. McDonald	Bank of America	171-030-A
(NAME)	(NAME)	(MAP)
116 Carriage Court	830 Central Avenue	216.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027	St. Petersburg FL 33701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Adam E. Anders, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Karen R. McDonald,_____, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Certain property in Davidson County, TN, described as Unit No. 9 of Townhomes of Fredericksburg, a Horizontal Property Regime located on Carriage Court, in Brentwood, TN, together with Easements as shown on the plat of Townhomes of Fredericksburg, Phase 2, Section 5, Revision 1, recorded in Plat Book 9700, page 578, as revised in Instrument No. 20000804-0077800, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 10126, page 435, Book 10224, page 683 and Instrument No. 20000718-0070558, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Townhomes of Fredericksburg, contained in the Declaration of Covenants, Conditions & Restrictions which are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Adam E. Anders by deed from Pulte Homes, dated May 10, 1999, of record in Instrument No. ~~_____~~ *20040326-0034168, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 116 Carriage Court, Brentwood, Tennessee 37027

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 my/our hand(s) this 23rd day of March, 2004.

Adam Anders by Rick Fisher his atty in fact

Adam E. Anders, by: Rick Fisher
Attorney-in-Fact

Nicole Ann Anders by Rick Fisher his atty in fact

Nicole Ann Anders, by: Rick Fisher,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Rick Fisher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged to be the Attorney in Fact for Adam Anders and wife, Nicole Ann Anders, the within named bargainor(s), and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name(s), Adam Anders and Nicole Ann Anders, the bargainor(s), by the said, Rick Fisher, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 23rd day of March, 2004.

Notary Public

My Commission Expires: 9/25/2004

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004