PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(_____) Title No: 45590
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/01/04 15:41 2pgs
Fees:13.00 Taxes:832.50
20040601-0064058

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Julie V. Steele 818 Summerly Drive Nashville, TN 37209	SAME

TAX MAP-PARCEL NUMBERS: 102-12-090

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$225,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **C. S. Anderson, Trustee and Elizabeth J. Anderson, Trustee, of the C.S. Anderson Family Living Trust** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Julie V. Steele , unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 263 on the Plan of Horton Heights, Section "E" of record in Book 2133, page 84, Register's Office for said County.

Said Lot No. 263 fronts 127.7 feet on the northeasterly margin of Summerly Drive and extends back northeastwardly 391 feet on the southwesterly line and 203 feet on the northwesterly line to a broken line in the rear, measuring 258.7 feet thereon.

Being the same property conveyed to C.S. Anderson and Elizabeth J. Anderson, Trustees of the C.S. Anderson Family Living Trust dated November 16, 1991 by deed from Catherine H. Molteni of record in Doc. No. 20030723-0103137 Register's Office for Davidson County.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2133 Page 84, said Register's Office, which Plan shows a 100 foot minimum building setback line from Summerly Drive and a 10 foot easement for public utility purposes along the rear and westerly line(s).

This is improved property, known as: 818 Summerly Drive, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of May, 2004.

C. S. Anderson, Trustee

Elizabeth J. Anderson, Trustee

State of TENNESSEE
County of DAVIDSON

On this 19th day of May, 2004 , before me the undersigned authority, personally appeared C. S. Anderson, Trustee Elizabeth J. Anderson, Trustee , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Sworn and subscribed before me this the 19th day of May, 2004

My Commission Expires: LAURA WEHBY DUKE NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 4-8-2007 WILSON COUNTY, TENNESSEE

Notary Public