03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $379,000.00

Affiant

Subscribed and sworn to before me, this 21st day of June, 2004.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 06/29/04 11:01 2pgs
Fees:13.00 Taxes:1402.30
20040629-0076961

03-0406-32003

Address of New Owner:	Send Tax Bills to:	Tax Information
Anthony Darren	New Owner	131-10-0-056
4628 Chalmers Drive		
Nashville TN 37215		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles William Andree, III, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Anthony Darren and wife, Kari H. Darren, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 204 on the Plan of Tynewood Estates, Section I, of record in Book 2900, Page 88, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Charles William Andree, III, by deed from Nancy B. Dunkerley, Trustee of the Robert C. Dunkerley Living Trust, of record in Instrument No 20007180070899, Register's Office for Davidson County, Tennessee.
>
> June Andree, wife of Charles William Andree, III, hereby joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in subject property.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 4628 Chalmers Drive, Nashville, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 21st day of June, 2004.

Charles William Andree, III

June Andree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, Charles William Andree, III and June Andree, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 21st day of June, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05