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Realty 48A

Prepared by:
Realty Title & Escrow Company, Inc.
1187 Old Hickory Blvd., Suite 100
Brentwood, TN 37027

DONNA J. VANDERMEER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
9-22-07

My Commission Expires ~~OCT. 05, 2003~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $65,800.00

Dianne Cressend
Affiant

Subscribed and sworn to before me, this 30th day of June, 2004.

Donna J. Vandermeer
Notary Public
My commission expires: 9-22-07

01-0406-24731

Address of New Owner:	Send Tax Bills to:	Tax Information
Paul G. Cressend 1502 Dillard Court Brentwood, TN 37027	New Owner	142-10-0-C-016.00CO

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, **Roy C. Anderson and wife, Betty J. Anderson**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Paul G. Cressend and wife, Dianne Cressend**, 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 Unit No. 7212, on the Plan of Sheffield Square Condominium, shown as Exhibit "A-2" to Master Deed of record in Book 7142, Page 73, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roy C. Anderson and wife, Betty J. Anderson by deed from Wanda Gaile Osburn, married, dated December 3, 2001, recorded December 5, 2001, of record in Instrument No. 20011205-0133766 and re-recorded in Instrument No. 20020124-0009635, Register's Office for Davidson County, Tennessee.

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 7212 Sheffield Square, Nashville, TN 37221

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 23rd day of June, 2004.

Roy C. Anderson

Betty J. Anderson

Davidson County DEEDWARR
Recvd: 07/02/04 09:09 2pgs
Fees:13.00 Taxes:243.46

20040702-0078855

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Roy C. Anderson and Betty J. Anderson, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 23rd day of June, 2004.

Donna J. Vandermeer
Notary Public
State of Tennessee at Large

My Commission expires 9-22-07

DONNA J. VANDERMEER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

9-22-07
My Commission Expires ~~OCT. 25, 2008~~