After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 20
Brentwood, TN 37027
04TN0564

Davidson County DEEDWARR
Recvd: 09/08/04 14:43 2pgs
Fees:13.00 Taxes:923.15

20040908-0108705

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$249,500.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2004.

Notary Public

My commission expires: My Commission Expires NOV 28 2005
(AFFIX SEAL)

D LISA G. PAGE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William H. Anderson	NEW OWNER	**Map 091-75, Parcel 365.00**
4710 Dakota Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Sam A. Davis, II, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William H. Anderson and wife, Rita D. Anderson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being Lot No. 611, Block 28, on the Plan of Charlotte Park Addition to West Nashville, as shown on the Plat of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sam A. Davis, II by deed from Lance G. Hendren and spouse, Megan D. Hendren of record in Instrument #20030618-0084259, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as **4710 Dakota Avenue, Nashville, TN 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, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 31st day of August, 2004.

Sam A. Davis, II
By: Melinda J. Doty
His Attorney-In-Fact

by Melinda J Doty Atty-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Melinda J. Doty with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for Sam A. Davis, II, the within named bargainor(s), and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Sam A. Davis, II the within named bargainor(s) by the said Melinda J. Doty as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 31st day of August, 2004.

Robin S. Edwards
NOTARY PUBLIC

My Commission Expires: 3/28/07

ROBIN S. EDWARDS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 28, 2007