[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Dwaine L. Anderson and wife, Leilani S. Boulware	New Owners	Map 104-8
108 Brookhollow Road		Parcel 274
Nashville, TN 37205		
		26b 11958

This instrument prepared by : Robert J. Notestine III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Virginia R. Studer, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Dwaine L. Anderson and wife, Leilani S. Boulware** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 58 in O. B. Hayes Plan of Large Lots, called Rokeby, as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the westerly margin of 17th Avenue, South, formerly Addition Avenue, 100 feet southerly from the north line of said Lot No. 58; thence southerly wit the westerly margin of said Avenue 60 feet; thence at right angles westerly 164 ½ feet to the center of an alley; thence with the center of said alley northerly 60 feet; thence easterly 164 ½ feet to the point of beginning.

Being the same property conveyed to Virginia R. Studer, by deed of record in Instrument Numbers 20030115-0006354 and 20030331-0041630, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.

This is improved property commonly known as 1615 17th Avenue South, Nashville, Tennessee 37212.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $318,160.00.

Affiant

Subscribed and sworn to before me this 1st day of October, 2004.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 10/06/04 10:07 2pgs
Fees:13.00 Taxes:1177.19

20041006-0120336

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 1st day of October, 2004.

Virginia R. Studer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Virginia R. Studer with whom I am personally acquainted, (or proved to me on the basisof satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of October, 2004.

Notary Public

My Commission Expires: [redacted]

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 21, 2005

ROBERT JOHN NOTESTINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE