WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/04/04 11:27 2pgs
Fees:13.00 Taxes:702.63

20041104-0133075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October, 2004

Notary Public

MY COMMISSION EXPIRES ON (AFFIX SEAL)

MELODY M. JENKINS NOTARY PUBLIC DAVIDSON CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Anderson, (NAME)	Charter One Mortgage (NAME)	MAP 52-9
1008 Falls Avenue (ADDRESS)	PO Box 4060 (ADDRESS)	PARCEL 200
Madison, TN 37115 (CITY) (STATE) (ZIP)	Glen Allen, VA 37212 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Phillip F. Cameron and wife, Sharon E. Cameron

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael D. Anderson, an unmarried person

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, Tennessee, being Lot No. 4 as shown on the map entitled Valley of Rest, of record in Plat Book 5190, Page 270, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Phillip F. Cameron and wife, Sharon F. Camerson by Special Warranty Deed from Federal National Mortgage Association of record in Instrument No. 20040723-0088227, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE MAP ENTITLED VALLEY OF REST OF RECORD IN BOOK 5190, PAGE 270, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHER, GRANTEE HEREIN BY ACCEPTANCE OF THIS WARRANTY DEED AND INDICATION OF SUCH BY INITIALS FOLLOWING THIS PARAGRAPH, HEREBY ACKNOWLEDGES AND UNDERSTANDS THAT THE AGREEMENT BETWEEN PARTIES HERETO AS SET FORTH IN PURCHASE AND SALE AGREEMENT DATED 9/21/04 AND MORE SPECIFICALLY SET FORTH IN COUNTER OFFER # 3 TO SAID CONTRACT DATED 9/29/04 AS TO GRANTORS' FIRST RIGHT OF REFUSAL TO PURCHASE HEREIN DESCRIBED PROPERTY IN THE FUTURE IN ACCORDANCE WITH SAID AGREEMENT SHALL SURVIVE THE EXECUTION AND RECORDING OF THIS DOCUMENT.
GRANTEE'S INITIALS: MDA

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 1008 Falls Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; 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 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 our hand s this 29th day of October 2004

Phillip F. Cameron

Sharon E. Cameron

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip F. Cameron and wife, Sharon E. Cameron

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison Davidson, Tennessee, this 29th day of October, 2004.

Commission expires _____

Notary Public

MELODY M. JENKINS NOTARY PUBLIC AT LARGE My Commission Exp. JAN. DAVIDSON CO. TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

OCT-28-2004 04:01PM TEL)615 865 1394 ID)LAW OFFICE RLSCRUGGS PAGE:003 R=98%