RETURN TO:
Grissim Title & Escrow, LLC.
2309 Crestmoor Road, Suite 300
Nashville, TN. 37215

Davidson County DEEDWARR
Recvd: 02/07/05 15:45 2 pgs
Fees:13.00 Taxes:580.90
20050207-0014288

#206

| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| Phillip Britton, Jr. | Taylor, Bean, & Whitaker | Map 136-10- |
| 3756 Priest Lake Drive | Mortgage Corp. | Parcel 16 |
| Antioch, TN 37217 | 1417 N. Magnolia Ave. Ocala, FL. 34475 | |

**This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135**

## 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, **Larry L. Anderson and wife, Shirley A. Anderson, (The "Grantors")** have bargained and sold, and by these presents does transfer and convey unto **Phillip Britton, Jr., married, (The "Grantee")**, his 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 Lot No. 358, on the Plan of Priest Lake Park, Section 6, of record in Plat Book 5050, pages 21 and 22, said Register's Office, to which reference is hereby made for a more complete description.**

**Being the same property conveyed to Larry L. Anderson and wife, Shirley A. Anderson by warranty deed from James E. Hampton and wife, Virginia L. Hampton of record in Book 7036, page 719, said Register's Office.**

**Phillip Britton, Jr. being one in the same as Phillip R. Britton, Jr.**
**This description is the same as was used in the last deed of record.**

**This conveyance is subject to the following:**

1. **2005 Taxes, a lien not yet due and payable.**
2. **Restrictions of record in Book 5097, page 566, said Register's Office.**
3. **All matters appearing of record in Plat Book 5050, pages 21 and 22, said Register's Office.**

**This is improved property commonly known as 3756 Priest Lake Drive, Nashville, TN 37217.**

SA SA

**[STATE OF TENNESSEE]**
**[COUNTY OF WILLIAMSON]**

**The actual consideration or value, whichever is greater for this transfer is $157,000.00.**

**Affiant**

**Subscribed and sworn to before me this 3rd day of February, 2005.**

**Notary public:**

My Commission Expires MAR. 31, 2007

**My Commission Expires:** _____

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

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

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **3rd** day of **February, 2005.**

**Larry L. Anderson** **Shirley A. Anderson**

**[STATE OF TENNESSEE]**
**[COUNTY OF WILLIAMSON]**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Larry L. Anderson and Shirley A. Anderson**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged THEY executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this **3rd** day of February, **2004.**

**Notary Public**

My Commission Expires MAR. 31, 2007

**My Commission Expires:**_____