Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $242,900.00

Affiant

Subscribed and sworn to before me, this 1st day of February, 2005.

Notary Public
My commission expires: 6-3-06

LORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

Davidson County DEEDWARR
Recvd: 02/10/05 14:32 2 pgs
Fees:13.00 Taxes:898.73

20050210-0015661

03-0412-32432

Address of New Owner:	Send Tax Bills to:	Tax Information
Patton Whitaker 6809 Pennywell Drive Nashville TN 37205	National City Mortgage 3232 Newmark Drive Miamisburg, OH 45342	115-05-0 051.00

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, Joseph E. Anderson, William K. Anderson, and John B. Anderson, Jr. I, devisees under the Last Will and Testament of John B. Anderson, Jr., deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Patton Whitaker and wife, Mary Ann Whitaker, 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 Lot 133 on the Plan of West Meade Hills, Section 5, of record in Book 3300, Page 98, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John B. Anderson, in fee, as his sole and separate property by quitclaim deed from Richard M. Davenport, Trustee, of record in Book 4915, Page 68, Register's Office for Davidson County, Tennessee. Being further conveyed to John B. Anderson and wife, Betty K. Anderson by quitclaim deed from John B. Anderson (aka John B. Anderson Jr.) and wife, Betty K. Anderson, of record in Book 6546, Page 801, said Register's Office. By Quitclaim Deed of record in Instrument No. 200008300085924, Register's Office for Davidson County, Tennessee, and pursuant to Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, Betty K. Anderson conveyed her interest in subject property to John B. Anderson. John B. Anderson, Jr. having since died. By Last Will and Testament of John B. Anderson, Jr., deceased, of record in Will Book 5587, Page 1421825, Office of the Davidson County Probate Court Clerk, subject property was devised to John B. Anderson, Jr. I, William K. Anderson and Joseph E. Anderson. John B. Anderson and John B. Anderson, Jr. being one and the same person.

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 6809 Pennywell Drive, Nashville, TN 37205

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 1st day of February, 2005.

Joseph E. Anderson, devisee

Joseph E. Anderson, devisee under
the Last Will and Testament of John
B. Anderson, Jr.

William K. Anderson, devisee
by Joseph E. Anderson, Atty in Fact

William K. Anderson, devisee under
the Last Will and Testament of John
B. Anderson, Jr.
By: Joseph E. Anderson, Atty in Fact

John B. Anderson, Jr. I, devisee
by Joseph E. Anderson, Atty in Fact

John B. Anderson, Jr. I, devisee under
the Last Will and Testament of John
B. Anderson, Jr.
By: Joseph E. Anderson, Atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph E. Anderson, devisee under the Last Will and Testament of John B. Anderson, Jr., deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 1st day of February, 2005.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05

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 Joseph E. Anderson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for William K. Anderson and John B. Anderson, Jr. I, devisees under the Last Will and Testament of John B. Anderson, Jr., deceased, and that he is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of February, 2005.

Commission expires 3/14/2005

Diane K. Mann
Notary Public