Davidson County DEEDWARR
Recvd: 03/10/05 08:20 1 pgs
Fees:13.00 Taxes:887.63

20050310-0026401

PREPARED BY AND RETURN TO:
PROFESSIONAL ESCROW SERVICES, LLC
101 Westpark Drive, Suite 120
Brentwood, TN 37027

County of WILLIAMSON
State of TENNESSEE
MAP:119-13-0
PARCEL:238.00

MICHELLE HA... NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, T...

New Owner: JUDY S. JAMES
Mail Tax Bills to: 954 EVANS ROAD, NASHVILLE, TN 37204

The Actual Consideration or
Value which is even greater for this
Transfer is $239,900.00
On this 3 day of March 2005

AFFIANT

NOTARY PUBLIC

My commission expires : 5/28/08

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipts of which is hereby acknowledged, we, the undersigned, **LESLIE P. ANDERSON AND HUSBAND, CHRISTOPHER P. ANDERSON bargained and sold and do hereby transfer and convey unto JUDY S. JAMES, UNMARRIED** , their heirs and assigns forever, that certain parcel of real estate, situated and located in **DAVIDSON** County, Tennessee, more particularly described as follows, to-wit:

SITUATED IN DAVIDSON COUNTY, TENNESSEE AND BEING ORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 43 OF THE ROLLING MEADOWS SUBDIVISION AS SHOWN BY A MAP OF RECORD IN BOOK 1424, PAGES 98 AND 99, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT FRONTS 100 FEET ON THE NORTHERLY SIDE OF EVANS ROAD AND RUNS BACK BETWEEN LINES 201.5 FEET ON THE EASTERLY LINE AND 202.4 FEET FEET ON THE WESTERLY LINE TO A DEAD LINE ON WHICH IT MEASURES 100 FEET.

BEING THE SAME PROPERTY CONVEYED TO LESLIE P. JOHNSON BY DEED DATED 02-28-2002, FROM ALICE MULLOY RECORDED 03-08-2002, OF RECORD IN INSTRUMENT # 20020308-0029429, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging, unto the said grantees, their heirs and assigns forever. We covenant with the said grantees that we are lawfully seized and possessed of said real estate, that we have a good and lawful right to convey the same and that the same is unencumbered, except by 2004 taxes. We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, We have hereunto set our hands on this the _____ of MARCH, 2005.

LESLIE P. ANDERSON

CHRISTOPHER P. ANDERSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appearing before me, the undersigned authority, a Notary Public in and for said County and State, the within named **LESLIE P. ANDERSON AND CHRISTOPHER P. ANDERSON**, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument (WARRANTY DEED) for the purposes therein expressed and contained.

WITNESS my hand and official seal at Tennessee, this the 3 day of MARCH, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/28/08

MICHELLE HAWKINS NOTARY ... DAVIDSON ... TENNESSEE