20B

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address New Owner(s)	**Send Tax Bills to:**	**Map-Parcel:**
Joseph Travis Journell	**SAME AS NEW OWNER**	Map: 73-3
2533 Timwood Drive		Group:
Nashville, TN 37214		Parcel: 42

FOR AND IN 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, **Kevin Anderson, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Joseph Travis Journell**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 44 on the Plan of Section One, Sutherland Heights, of record in Book 2663, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Kevin Anderson by Will of Marvin E. Anderson filed in Book 9785, page 538 and by Quitclaim Deed from Eunice I. Anderson filed in Book 9785, page 544, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants filed in Book 2634, page 207; Book 2692, page 19 and Book 2692, page 353, said Register's Office; all matters as shown in the recorded plat and all applicable local government planning, building and zoning regulations.

This is improved property known as: 2533 Timwood Drive, Nashville, TN 37214

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 whosoever.

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 hands this 31st day of March, 2005.

Davidson County DEEDWARR
Recvd: 04/06/05 16:00 2 pg:
Fees:13.00 Taxes:476.38
20050406-0038116

Kevin Anderson

STATE OF IDAHO
COUNTY OF Ada

On this 31st day of March, 2005, before me personally appeared, Kevin Anderson, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal.

PATRICIA HULL NOTARY PUBLIC STATE OF IDAHO

Patricia J. Hull
Notary Public

My Commission Expires: 6-14-09

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $128,750.00.

D. Annette Maples
Affiant

Sworn to and subscribed before me
this 31st day of March, 2005.

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Mary Birthright
Notary Public
My Commission Expires:

My Commission Expires NOV. 24, 2007