Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #05-1134

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/19/05 14:57 2 pgs
Fees:13.00 Taxes:999.00
20050419-0043589

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned John Carlos Stritikus and Amy Williford Stritikus, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Brent Anderson and wife, Julia L. Anderson, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 64 on the Map of the Neil Hunt Subdivision, as of record in Book 974, page 19, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Carlos Stritikus and Amy Williford Stritikus, husband and wife, by deed dated June 28, 1999, of record in Book 11546, page 504, RODC.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1703 Temple Avenue, Nashville TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 15th day of April, 2005

John Carlos Stritikus

Amy Williford Stritikus

State of Tennessee)
County of Davidson)

On this 15th day of April, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John Carlos Stritikus and Amy Williford Stritikus, the bargainor(s), to me known (or proved to me ~~on the basis of satisfactory evidence) to be~~ the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free ~~act and~~ deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 270,000.00.

Affiant

Sworn and subscribed before me ~~on this~~ the 15th day ~~of April,~~ 2005.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Brent Anderson	Suntrust Mortgage, Inc.	131-3-206
1703 Temple Avenue	201 Fourth Avenue N/7th Floor	
Nashville, TN 37215	Nashville, TN 37219	