File Box 8

Davidson County DEEDWARR
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20050518-0056242

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

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24 2007

03-0505-32727

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $269,000.00

Jennifer Handley
Affiant

Subscribed and sworn to before me, this 13th day of May, 2005.

Notary Public
My commission expires:

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Andrew Patner	Same	155-08-0-C-202
6848 Collinswood		202.00CO
Nashville TN 37221		

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, Kaylup S. Anderson and wife, Dorothy R. Anderson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Andrew Patner and wife, Charlene Roi Patner, 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 No. 202 on the Plan of Poplar Creek Estates, Phase II, of record in Book 6900, Pages 339-347, amended by Amendment and change of Survey Monumentation of record in Book 7900, Pages 888 and 889 of Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kaylup S. Anderson and wife, Dorothy R. Anderson by deed from Lee Chira, unmarried and William C. Dematree, married, of record in Book 9258, Page 39, Register's Office for Davidson County, Tennessee.

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 6848 Collinswood, Nashville, TN 37221

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Pages 334 through 347 amended by Amendment and Change of Survey Monumentation of record in book 7900, Pages 888 and 889, of record in Book 7900, Pages 888 and 889, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 6474, Page 346, Book 6486, Page 587, Book 6662, Page 433, Book 6987, Page 966, Book 7270, Page 648, Book 7964, Page 33, and Book 9472, Page 824, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

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.

WITNESS my hand this 13th day of May, 2005.

Kaylup S. Anderson

Dorothy R. Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kaylup S. Anderson and Dorothy R. 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 for the purposes therein contained.

Witness my hand in Nashville, TN, this 13th day of May, 2005.

State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires