03

Realty Title 48-A

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

Davidson County DEEDWARR
Recvd: 06/01/05 15:24 2 pgs
Fees:13.00 Taxes:732.60
20050601-0061972

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $198,000.00

Affiant

Subscribed and sworn to before me this 16th day of May, 2005.

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

Notary Public
My commission expires: 02/22/09

03-0505-32728

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kaylup S. Anderson	New Owner	142-09-0-H-
9028 Sawyer Brown Road		122.00CO
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, **Jack S. Dugger, Sr. and wife, Jean F. Dugger**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kaylup S. Anderson and wife, Dorothy R. Anderson**, 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:

A certain tract or parcel of land situate in Davidson County, State of Tennessee, being more particularly described as follows, to-wit:

Unit No. 9028, together with the carport designated No. 9028-C in River Plantation, Section IX, Phase II-E, a Condominium, Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section IX, Phase II-E, Condominium Apartments, recorded in Book 7900, Pages 583 and 584, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, Page 341, and further described in Annexation document of record in Book 9053, Page 256, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Jack S. Dugger, Sr. and wife, Jean F. Dugger by Quitclaim Deed from Jack S. Dugger, Sr. and Jean F. Dugger, Trustors and/or Trustees for The Dugger Family Trust, dated 5/21/2004, of record in Instrument No. 20040521-00600605, 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 9028 Sawyer Brown Road, Nashville, TN 37221

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 16th day of May, 2005.

Jack S. Dugger, Sr.

Jean F. Dugger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jack S. Dugger, Sr. and Jean F. Dugger, 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 16th day of May, 2005.

Diane K. Mann
State of Tennessee at Large



My Commission expires: 02/22/09