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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/09/05 15:52 2 pgs
Fees:13.00 Taxes:588.30
20050609-0066331

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THE TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$159,000.00.**

Affiant

Subscribed and sworn to before me this 31 day of May, 2005

Notary Public
My Commission expires
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jenica Anderson	Southeastern Financial, Inc.	149-020-038.00
5004 Oakwood Forest	750 Old Hickory Boulevard, Ste 150	
Antioch, TN 37013	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Donald Bachler**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jenica Anderson and Michael Anderson, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 31 on the plan of Oakwood Subdivision, Phase One, of record in Book 6900, page 635, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Donald Bachler, by deed from Donna Crowley and husband, Edwin Crowley, Jr., on July 26, 2002, of record in Instrument Number 20020801-0092276, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2005 in the estimated amount of $1,608.73 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 149-020-038.00.
- Subject to all matters as shown on the Plan of record in Book 6900, page 635, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5612, page 255, Book 7981, page 478, Book 8038, page 838, Book 8313, page 17, Book 9781, page 987, and Book 10650, page 785, Register's Office for Davidson County, Tennessee.
- Subject to a conveyence of Common Area of record in Book 9781, 991, said Register's Office.

This is improved property known as: **5004 Oakwood Forest, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 31, 2005.

Donald Bachler

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Donald Bachler** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 31, 2005

My commission expires _____

Notary Public

JASON C. GUTHRIE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007