BOX #14A

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#18925-2

The actual consideration or value, whichever is greater, for this transfer is **$1,290,000.00**

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2005.

Notary Public

My commission expires: 5/30/07

(AFFIX SEAL)

STEPHEN W. ARTHUR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
JAMES J. ACKERMAN and MARTHA R. ACKERMAN	**"NEW OWNERS"**	**Map 116-07-0, Parcel 070.00**
304 Lynnwood Boulevard		
Nashville, TN 37205		

Davidson County DEEDWARR
Recvd: 07/01/05 15:20 2 pgs
Fees:13.00 Taxes:4773.00

20050701-0076330

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,

PATRICIA W. ANDERSON and husband, WILLIAM J. ANDERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES J. ACKERMAN and wife, MARTHA R. ACKERMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 the southerly half of Lot No. 28 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as shown on the plat of record in Book 421, Pages 102 and 103, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 28 fronts 100 feet on the easterly side of Lynnwood Boulevard and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to William J. Anderson and wife, Patricia W. Anderson, by Warranty Deed dated August 14, 1995, from The Marchetti Company, a Tennessee corporation, of record in Book 9764, Page 649, Register's Office for Davidson County, Tennessee. The said William J. Anderson conveyed his interest to Patricia W. Anderson by Quitclaim Deed dated May 4, 1998, of record in Book 10923, Page 860, said Register's Office.

WILLIAM J. Anderson, spouse of the above named Patricia W. Anderson, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the hereinabove described property, especially his marital rights.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is IMPROVED (_X_) unimproved (____) property, known as: **304 Lynnwood Boulevard, Nashville, TN 37205** .

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 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 our hands this **30th** day of **June, 2005.**

PATRICIA W. ANDERSON

WILLIAM J. ANDERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **PATRICIA W. ANDERSON and husband, WILLIAM J. ANDERSON,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **June, 2005.**

Notary Public

My Commission Expires: 5/30/07

