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

39-B
File #05-1308

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/15/05 13:17 2 pgs
Fees:13.00 Taxes:517.63
20050715-0082422

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 James O. Sherman and wife, Marcia B. Sherman, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Andrew R. Anderson, unmarried, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 137 in a horizontal property regime located on the Plan of Versailles Condominium, of record in Book 5050, Page 80, corrected in Book 5171, Page 158, Register's Office for Davidson County, Tennessee, to which plan references is hereby made for a more complete description thereof.

Being the same property conveyed to James O. Sherman and wife, Marcia B. Sherman from Alireza Sodeifi and wife, Sepidah Sahrabi by deed dated August 4, 2003 of record in Instrument No. 20030811-0114198, Register's Office of Davidson County.

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: 3000 Hillsboro Pike Unit 137, 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 23rd day of June, 2005

James O. Sherman

Marcia B. Sherman, by James O. Sherman, atty-in-fact

State of Tennessee )
County of Davidson )

On this 9th day of June, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James O. Sherman, 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: 01-21-2008

CAROLINE M. CONTRERAS
Notary Public, State of Texas
My Commission Expires
JANUARY 21, 2008

State of Tennessee )
County of Davidson )

On this 9th day of June, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James O. Sherman, to me known (or proved to me on the basis of satisfactory evidence) and who further acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Marcia B. Sherman, and is authorized by her to execute this instrument of her behalf, as a free act and deed.

Notary Public

My Commission Expires: 01-21-2008

CAROLINE M. CONTRERAS
Notary Public, State of Texas
My Commission Expires
JANUARY 21, 2008

State of Tennessee )
County of ~~Davidson~~ Williamson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 139,900.00.

Affiant

Sworn and subscribed before me on this the 9th day of June, 2005.

Notary Public

My Commission Expires: 5/24/2008

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN

NEW OWNER:
Andrew R. Anderson
3000 Hillsboro Pike Unit 137
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
117-3-A-137CO