FILE BOX 45

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

X Rick Wayne Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2005

Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Rick Wayne Anderson	Mortgage Investors Group	Map 072
2929 Selena Drive, A-12	8320 E. Walker Springs Lane	Group 07-0
Nashville, TN 37211	Knoxville, TN 37923	Parcel 039.00

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

Jeffrey C. Williams

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Rick Wayne Anderson, unmarried
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 Lot Number 29 on the Plan of L.A. Warrens Re-Subdivision of Block "C", R.M. Dudley's Subdivision as of record in Book 843, Page 102, Register's Office for said County.

Said Lot Number 29 fronts 50 feet on the Northerly side of Kirkland Avenue and runs back 150 feet between parallel lines to a rear line which measures 50 feet thereon.

BEING the same property conveyed to Jeffrey C. Williams by deed from AmSouth Bank, of record in Instrument 20041123-0140457, dated August 27, 2004, Register's Office for said County.

This conveyance is subject to: (1) 2005 county taxes, which have been prorated and assumed by the Grantees, (2) all matters appearing on the plan of record in Book 843, page 102, said Register's Office, and (3) Sanitary Sewer Easement of record in Book 4070, page 725, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1420 Kirkland Avenue, Nashville, TN 37216

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 my hand this 30th day of August, 2005.

Jeffrey C Williams
Jeffrey C. Williams

Davidson County DEEDWARR
Recvd: 09/01/05 10:37 2 pgs
Fees:13.00 Taxes:305.25

20050901-0104922

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 Jeffrey C. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

My Commission Expires: 01/27/07

Notary Public

