WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2006 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 230,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF AUGUST, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00996 ANDERSON

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Keith Anderson and Jennifer Anderson	New Owner	MAP:
5183 Regent Drive		Parcel:160-03 54.00
Nashville, TN 37220		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES W. FITE, A SINGLE MAN,

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

KEITH ANDERSON, AND WIFE, JENNIFER ANDERSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5183 Regent Drive, Nashville, TN 37220

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 17th day of August, 2005.

James W. Fite

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, JAMES W. FITE, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 17th day of August, 2005.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2006 WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 09/07/05 12:58 2 pgs
Fees:13.00 Taxes:851.00

20050907-0107577

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 243 ON THE PLAN OF HAILEYWOOD ESTATES, SECTION 8-B, AS OF RECORD IN BOOK 2854, PAGE 148, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 243 FRONTS 77 FEET ON THE SOUTHWESTERLY SIDE OF REGENT DRIVE, AND EXTENDS BACK 278.7 FEET ON THE NORTHWESTERLY LINE AND 274.6 FEET ON THE SOUTHEASTERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 177.6 FEET.

BEING THE SAME PROPERTY CONVEYED TO JAMES W. FITE AND WIFE, FRANCES W. FITE* BY WARRANTY DEED FROM HENDLEY AND WHITESIDE BUILDERS, INC., A TENNESSEE CORPORATION, RECORDED ON THE 7TH DAY OF JUNE, 1965 IN DEED BOOK 3898, PAGE 957, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

*FRANCES W. FITE IS NOW DECEASED AND HER INTEREST IS NOW ENTIRELY VESTED IN JAMES W. FITE

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.