THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDWARR
Recvd: 10/06/05 08:34 2 pgs
Fees:13.00 Taxes:357.05
20051006-0120433

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Randall W. Anderson, Sr., et ux 4863 Brick Church Pike Goodlettsville, TN 37072	Same as New Owner	Map 24 Parcel 214 Field Book 10D 52300

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, DORIS P. ANDERSON and husband, H.G. ANDERSON, JR., hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto RANDALL W. ANDERSON, SR. and wife, CONNIE D. ANDERSON, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, being Tract No. 2, and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated January 14, 1993, and revised June 11, 1993, as follows:

Tract 2: BEGINNING at an iron pin (new) at a fence corner, the most southwest corner of J.R. McCasland (Deed Book 1225, page 215); thence with the line of said McCasland, South 84 deg. 30' 09" East 361.01 feet to an iron pin (new) in the line of said McCasland; thence South 05 deg. 31' 50" West 78.25 feet to an iron pin (new); thence South 87 deg. 35' 20" West 875.69 feet to an iron pin (new); corner to Tract 6, this survey; thence North 32 deg. 35' 57" West 246.38 feet to an iron pin (new), corner to Tract 1, this survey; thence North 74 deg. 10' 02" East 716.93 feet to an iron pin (new) in the line of said McCasland; thence South 07 deg. 36' 16" West 256.11 feet to the beginning, containing 5.01 acres, more or less.

EASEMENT: A non-exclusive easement for ingress and egress and for utilities 50-feet in width across the property conveyed to C.H. Phelan, Jr., of record in Book 5831, page 265, Register's Office for Davidson County, Tennessee; Lou Iris Webb and Doris P. Anderson conveyed, each to the other, of record in Book 9086, page 161, said Register's Office, a non-exclusive easement for ingress and egress and for utilities for that portion of the said easement located on the properties conveyed to them, it being understood that the said easement shall be for the mutual use and benefit of C.H. Phelan, Jr., Lou Iris Webb and Doris P. Anderson, their respective invitees, heirs, personal representatives and assigns, said easement being more particularly described as follows, to-wit:

BEGINNING at a point in the easterly margin, 25 feet from the center line of Brick Church Pike, the most northwest corner of this easement, and being the most northwest corner of C.H. Phelan (Deed Book 5831, page 256); thence leaving said Pike, North 74 deg. 39' 47" East 151.03 feet to an iron pin, said point being the most northeast corner of said C.H. Phelan; thence North 74 deg. 39' 47" East 50.00 feet to a point; thence South 32 deg. 35' 57" East 52.36 feet to a point; thence South 74 deg. 39' 47" West 203.50 feet to a point in the margin of said Brick Church Pike; thence with said Pike, North 29 deg. 59' 30" West 51.68 feet to the beginning, containing 0.23 acres, more or less.

BEING the same property conveyed from Doris P. Anderson to Doris P. Anderson and husband, H.G. Anderson, Jr., as tenants by the entirety, by Quitclaim Deed filed for record as Instrument No. 20051006-0120432, Register's Office for Davidson County, Tennessee.

The current mailing address for said property is 4863 Brick Church Pike, Goodlettsville, TN 37072.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the taxable year 2002, which are due and payable, and for the taxable year 2003, which are a lien, but not yet due and payable. All of which shall be paid by the GRANTEES, in full, when due.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Doris P. Anderson
DORIS P. ANDERSON

H.G. Anderson Jr.
H.G. ANDERSON, JR.

"GRANTEES"

Randall W. Anderson Sr.
RANDALL W. ANDERSON, SR.

Connie Dale Anderson
CONNIE D. ANDERSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DORIS P. ANDERSON and husband, H.G. ANDERSON, JR., and RANDALL W. ANDERSON, SR. and wife, CONNIE D. ANDERSON, 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, at office, this the 20th day of May, 2005.

HOMER P. AYERS Notary Public At Large Exp. 8/20/2005 STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $96,500.00.

Randall W. Anderson Sr.
Affiant

Sworn to and subscribed before me, this the 20th day of May, 2005.

NOTARY PUBLIC

HOMER P. AYERS Notary Public At Large Exp. 8/20/2005 STATE OF TENNESSEE