This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
5110 Maryland Way, Ste. 320
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/03/05 13:26 3 pgs
Fees:18.00 Taxes:475.45
20051103-0133246

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nellie R. Walker, by and through her Attorney in Fact, Thomas Newman Walker** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Timothy M. Anderson and wife, Cynthia R. Anderson together as Joint Tenants wih the Right of Survivorship with Thaddeus B. Anderson** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED LEGAL EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 1 day of November, 2005.

Thos Newman as Attorney in Fact for Nellie Ruth Walker

Thomas Newman Walker as Attorney in Fact for Nellie Ruth Walker

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Thomas Newman Walker as Attorney in Fact for Nellie Ruth Walker** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 1 day of November, 2005

Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$128,500.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 1 day of November, 2005.

Notary Public

My Commission Expires:_____

Map and Parcel: 72-3-306.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:

Thaddeus B. Anderson
1224 Greenfield Avenue
Nashville, TN 37216

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 105 on the plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

Said Lot 105 fronts 100.00 feet on the southerly margin of Greenfield Avenue, and runs back between parallel lines measuring 189.75 feet on each line to a dead line in the rear measuring 100.0 feet thereon.

Being the same property conveyed to Hollis C. Walker and wife, Nellie R. Walker, by Warranty Deed from William T. Rushford, unmarried dated 03/15/71, and recorded 03/15/71 in Book 4486, page 224, Register's Office for Davidson County, Tennessee. Hollis C. Walker is deceased.