Davidson County DEEDWARR
Recvd: 11/21/05 10:44 2 pgs
Fees:13.00 Taxes:976.80

20051121-0140206

WARRANTY DEED

P-05-5928

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF November, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 25, 2009

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Wallace Clevenger	First Tennessee (NAME)	
5928 Woodland Hills Drive (ADDRESS)	1555 W. Walnut Hill Lane #200 (ADDRESS)	172-02-0-073.00
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Irving, TX 75038 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DOUGLAS L. ANDERSON AND WIFE, JANE T. ANDERSON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ANDREW WALLACE CLEVENGER AND WIFE, CHOON L. WERLE, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 62 on the plan of Myrtlewood Estates, Section 3, of record in Book 6250, page 287, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Said Lot No. 62 fronts a total of 122.31 feet on the northerly side of Woodland Hills Drive and runs back 227.48 feet on the easterly line and 209.111 feet on the westerly line to a line in the rear which measures 84.25 feet thereon.

Being the same property conveyed to Douglas L. Anderson and wife, Jane T. Anderson , by Deed from Hampton Construction Company , dated June 23, 1986, of record in Book 6896, page 244, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5928 Woodland Hills Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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/our hand(s) this 14th day of November, 2005.

Douglas L. Anderson

Jane T. Anderson by Douglas L. Anderson, Atty in Fact
her Atty in Fact

STATE OF Tennessee

COUNTY OF Davidson

On this the 14th day of November, 2005, before me personally appeared Douglas L. Anderson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jane T. Anderson, and acknowledged that he executed the same as her free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 14th day of November, 2005.

Robyn DuBray
Notary Public

My Commission Expires: 5/24/08

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

~~RETURN TO:~~

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800

PLEASE RECORD AND RETURN TO:
THIS INSTRUMENT PREPARED BY:
FORSYTHE TITLE AND ESCROW
2525 WEST END AVE, SUITE 350
NASHVILLE, TN 37203