THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 12/05/05 10:05 2 pgs
Fees:13.00 Taxes:414.40
20051205-0145591

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Angela C. Gist and James H. Gist	Angela C. Gist	136-14-0-224.00
1024 Carla Court	1024 Carla Court	
Nashville, TN 37217	Nashville, TN 37217	

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, John Reece Anderson and wife, Merle J. Anderson, hereinafter called the Grantors, has bargained and sold, and by these presents do transfer and convey unto Angela C. Gist, a single woman and James H. Gist, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 161-B of the Zone Lot Division of Harbor Gate Subdivision, Section Two, Lots 155-164, of record in Book 6900, page 17, amending Plat Book 6250, page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John Reece Anderson and Merle J. Anderson from Merle J. Anderson f/k/a Merle J. Stein by deed dated 8/18/05 of record in Instrument No. 20050819-0099043, said Register's Office.

This is improved property known as: 1024 Carla Court, Nashville, TN 37217

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. Whenever 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 our hands this 30th day of November, 2005.

John Reece Anderson

Merle J. Anderson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named John Reece Anderson and Merle J. Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 30th day of November, 2005.

NOTARY PUBLIC

LELAND L. COLEMAN, JR.
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My commission expires: 6/15/09

STATE OF Tennessee.
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $112,000.00

AFFIANT

Subscribed and sworn to before me this 30th day of December, 2005.

NOTARY PUBLIC

LAURA WEHBY DUKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

My Commission Expires: 4-8-07

9, 2007