McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $109,500.00.

Affiant

Subscribed and sworn to before me, this 20th day of December, 2005.

Notary Public

My Commission Expires: _____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

Davidson County DEEDWARR
Recvd: 12/29/05 13:41 3 pgs
Fees:18.00 Taxes:405.15
20051229-0156216

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Sharmin & Brian Anderson	New Owner	160-14-0-C 045.00
745 Fox Ridge Drive		
Brentwood, TN 37027		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KIMBERLY D. ANDREWS, JOINED BY HER HUSBAND, STEPHEN D. POSS,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **SHARMIN ANDERSON, married, AND BRIAN ANDERSON, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Unit No. 745, on the plan of Brentwood Trace Condominiums, Section Two, as shown by plat appearing of record in Plat Book 5200, page 376 and 377, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kimberly D. Andrews by deed from Amanda K. Vanhooydonk N/K/A Amanda K. Hardy and husband, David Allen Hardy, of record as Instrument No. 20030731-0108985, Register's Office for Davidson County, Tennessee.

Stephen D. Poss, husband of Kimberly D. Andrews, joins in the instrument to convey, and does hereby convey, any and all interest that he may have in the subject property, including but not limited to his martial interest, if any.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 5200, page 376 and 377, Register's Office for Davidson County, Tennessee.

2. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brentwood Trace, of record in Book 5524, page 415, as amended in Book 5545, page 510, and Master Deed establishing a Horizontal Property Regime of Brentwood Trace Condominiums, Section Two, of record in Book 5818, page 915, together with Bylaws of record in Book 5524, page 424, as amended in Book 5537, page 988, and Book 5868, page 70, Register's Office for said County.

This is improved property known as 745 Fox Ridge Drive, Brentwood, TN 37027.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 20th day of December, 2005.

Kimberly D. Andrews

Stephen D. Poss

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KIMBERLY D. ANDREWS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of December, 2005.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007

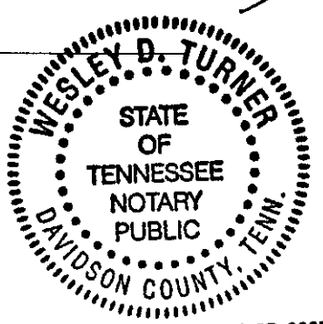
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEPHEN D. POSS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of December, 2005.

Notary Public

My Commission Expires: _____



My Commission Expires JAN. 27, 2007