Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $105,000.00

Affiant

Subscribed and sworn to before me, this 6th day of January, 2006.

Notary Public
My commission expires: 9/16/

KEVANA M. NIXON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

02-0511-44440

Address of New Owner:	Send Tax Bills to:	Tax Information
Jacqueline Anderson 3077 Penn Meade Way Nashville TN 37214	Same as new owner	052-13-0-B-[illegible]

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Bridgett M. Woods, now McBride, Married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jacqueline Anderson, hereinafter called the Grantees, their successors and assigns, a 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. 214, on the Plan of River Glen, Phase IV, Section 3, of record in Instrument No. 20010330-0030661, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bridgett M. Woods, unmarried by deed from NVR, Inc., a Virginia corporation, Trading as Fox Ridge Homes, dated December 23, 2002, of record in Instrument No. 20021227-0159527, Register's Office for Davidson County, Tennessee. Bridgett M. Woods is now known as Bridgett M. McBride, having married Tim McBride, who joins in the execution of this instrument to convey any/all marital interest he may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3077 Penn Meade Way, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 01/23/06 14:02 2 pgs
Fees:13.00 Taxes:388.50
20060123-0008590

WITNESS my hand this 6th day of January, 2006.

Bridgett M. McBride

Tim McBride

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bridgett M. McBride and Tim McBride , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 6th day of January, 2006.

State of Tennessee at Large

My Commission expires 9/8/09

