REALTY TITLE
BOX 48A

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 02/01/06 09:45 2 pgs
Fees:13.00 Taxes:555.00
20060201-0012318

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this 30 **day of** January, **2006.**

Notary Public
My commission expires: 11-27-2006

15-0601-150624

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
James W. Anderson 506 Knapp Farm Drive Hermitage TN 37076-1376	JPMorgan Chase Bank, N.A. PO Box 47020 Doraville, GA 30362	64-12-0-A- 506.00CO

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, **Harold E. Stewart and wife, Virginia E. Stewart**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James W. Anderson and wife, Gay V. 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 Unit No. 506, on the Plan of Fox Run Condominiums, Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, of record in Book 6250, Page 118, together with the Master Deed of record in Book 4956, Page 582; amended in Book 5535, Page 713; amended in Book 5895, Page 516; Book 5936, Page 301; Book 6370, Page 817; and Book 8510, Pages 92 & 95, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Harold E. Stewart and wife, Virginia E. Stewart by deed from Harris A. Gilbert, Trustee and Norman W. Ginsberg, Trustee, dated August 4, 1988, of record in Book 7644, Page 282, Register's Office for Davidson County, Tennessee.

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 506 Knapp Farm Drive, Hermitage, TN 37076-1376

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.

WITNESS my hand this 30 day of January, 2006.

Harold E. Stewart - TB.
Harold E. Stewart

Virginia E. Stewart
Virginia E. Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Harold E. Stewart and Virginia E. Stewart, 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 Hermitage, TN, this 30 day of January, 2006.

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON