STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of March, 2006.

My commission expires: 1/26/08

Notary Public

My Commission Expires JAN 26, 2008

Warranty Deed

THIS INSTRUMENT PREPARED BY:
Jeffrey C. Horn, Attorney at Law
4525 Harding Road, Suite 200
Nashville, TN 37205

Davidson County DEEDWARR
Recvd: 03/30/06 13:36 6 pgs
Fees:33.00 Taxes:1239.50
20060330-0036159

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jessica Leigh Alexander **2111 18th Avenue South** **Nashville, TN 37212**	SunTrust Mortgage, Inc. 201 4th Avenue North-7th Floor Nashville, TN 37209	**Map 104-12, Parcel 209**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

William Dudley Anderson, an unmarried man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Jessica Leigh Alexander, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson COUNTY, STATE OF TN**, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Lot No. 13 on the Map of Lennox Place of record in Plat Book 161, Page 171, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description of the property.

Being the same property conveyed to Virginia Jones Anderson by deed dated February 16, 1945 from E.C. Tucker and wife, Madie J. Tucker, of record in Book 1320, page 153, Register's Office for Davidson County, Tennessee. The said Virginia Jones Anderson, preceded in death by her husband, William J. Anderson, died on January 18, 2003, and the subject real property vested in William Dudley Anderson as her sole heir-at-law. Affidavits of Heirships were executed by Claudia Reynolds and Michael H. Elley, and are being recorded simultaneously herewith. Also see Quitclaim Deed to Show Title dated March 11, 2003, of record in Instrument Number 20030312-0033003, Register's Office for Davidson County, Tennessee, to William Dudley Anderson from William Dudley Anderson, as the sole surviving heir and beneficiary of Virginia Jones Anderson.

A copy of the unprobated Last Will and Testament of Virginia Jones Anderson is attached and incorporated herein as Exhibit "A" for the sole purpose of showing that the said William Dudley Anderson was the sole devisee under the provisions of the Last Will and Testament, and that the provisions of such Last Will and Testament are consistent with and in no way conflict with the vesting of title referenced hereinabove.

This conveyance is made subject to real property taxes for the current year to be prorated at closing and all matters on the Plan of Lennox Place, of record in Plat Book 161, Page 171, Register of Deeds Office for Davidson, Tennessee.

This is { (x) Improved ( ) Unimproved } property known as 2111 18th Avenue South, Nashville, TN 37212.

TO HAVE AND TO HOLD the above described lands and premises, together with all appurtenances thereunto belonging, or in any way appertaining, unto the Grantee(s) and her heirs, successors, administrators, and assigns forever, but subject always, however, to the limitations set out above.
AND the said Grantor(s) do covenant to and with said Grantee(s), his or her heirs, successors, administrators, and assigns that they are lawfully seized in fee simple of said lands and premises, and have full right and power to convey the same to the Grantee(s) in fee simple (but subject, however, to the limitations set out above) and that said lands and premises are free from any and all encumbrances, except as set forth above, and that they will, and their heirs, successors, administrators, and assigns shall forever warrant and defend the title to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantee(s), his or her heirs, successors, administrators, 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 27 day of March, 2006.

William Dudley Anderson

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William Dudley Anderson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 27 day of March, 2006.

Notary Public

Commission Expires: 1/26/08

My Commission Expires JAN. 26, 2008

Exhibit "A"

State of TN, Davidson County

William Dudley Anderson certifies that to the best of his knowledge, the foregoing is a true copy of the Last Will and Testament of Virginia Jones Anderson.

William Dudley Anderson

Subscribed and sworn before me on March 27, 2006.

Notary Public

COPY

THIS INSTRUMENT PREPARED BY:
G. PHILIP ANDERSON
100 Winners Circle
Suite 150
Brentwood, TN 37027
615/377-9370

LAST WILL AND TESTAMENT

OF

VIRGINIA JONES ANDERSON

I, **VIRGINIA JONES ANDERSON,** a resident of Nashville, Davidson County, Tennessee, do publish and declare this to be my Last Will and Testament; hereby revoking all Wills and Codicils or other testamentary dispositions heretofore made by me.

I. Payment of Debts, Expenses and Costs

I direct that all of my legal debts, funeral expenses, expenses of my last illness and for the administration of my estate be paid as soon as practicable after my death. My Executor, in his sole discretion may pay from my domiciliary estate all or any portion of the costs of ancillary administration and similar proceedings in other jurisdictions.

II. Payment of Taxes

I direct that there shall be paid out of my residuary estate without apportionment, all estate, inheritance, succession and other taxes assessed by reason of my death imposed by the government of the United States, or any state or territories thereof, or political subdivision thereof in respect of all property required to be included

in my gross estate for like tax purposes by any such governments, whether the property passes under this Will or otherwise, without contribution by any recipient of any such property.

III. Bequest of Entire Estate

I give, devise and bequeath my entire estate including all property which I may acquire or become entitled to after the execution of this Will, all lapsed legacies and devises and all life insurance payable to my estate to my son, **WILLIAM DUDLEY ANDERSON,** of Nashville, Tennessee.

IV. Powers of Executor

My Executor hereunder shall have in addition to, but not in limitation of those elsewhere given in this instrument or by law, the powers and exemptions, all of which may be exercised without any order of or report to any court, set forth in §35-50-110 subparagraphs 1 through 32 inclusive, of the Tennessee Code Annotated, and reference is expressly made thereto, as if fully and completely copied herein and to §35-50-109 which authorizes such reference, it being my intention that my Executor shall have all powers and exemptions therein set out.

Should Tennessee Code Annotated §35-50-110 be amended in any particular way or repealed subsequent to the date of this, my Last Will and Testament, my intention is that my fiduciaries shall nevertheless have the powers contained in that Section as of the date of this, my Will, as herein granted to such fiduciary notwithstanding any such amendment or repeal.

V. Appointment of Executor

I hereby appoint my son, **WILLIAM DUDLEY ANDERSON,** as Executor of

this my Last Will and Testament and I authorize him to do any and all things which in his opinion are necessary to complete the administration and settlement of my estate. I direct that no bond or other securities shall be required of the above name fiduciary for the faithful performance of his respective duties.

IN WITNESS WHEREOF, I hereunto subscribe my name to this my Last Will and Testament, consisting of this and two (2) preceding typewritten pages, this 13th day of ~~August~~ Oct, 1995. In the presence of each and all the subscribing witnesses whom I have requested to act as such by signing their names as attesting witnesses in my presence and in the presence of each other and by signing the affidavit below pursuant to the provisions of Tennessee Code Annotated §32-2-110.

Virginia Jones Anderson
VIRGINIA JONES ANDERSON

Witnesses:

Ellen N. Kasenow residing at Nashville, TN

John M. Rankin, Jr. residing at Brentwood, TN.

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AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

We, the undersigned, being first duly sworn, make oath that **VIRGINIA JONES ANDERSON**, on the 13 day of ~~August~~ Oct., 1995, declared and signified to us that this instrument is her Last Will and Testament; that she then signed said instrument in our sight and presence; that we, at her request and in her sight and presence and in the sight and presence of each other, then subscribed our names hereto as attesting witnesses; that at the time of execution the Testatrix was more than 18 years of age, of sound mind and disposing memory, and did not appear under any undue influence; and that the undersigned, each being more than 18 years of age, make and sign this Affidavit at the Testatrix' request on the day and date above written.

Eileen A. Kleberow

John M. Rankin, Jr.

Sworn to and subscribed before me this 13 day of ~~August~~ Oct., 1995.

Kelly Elgers
Notary Public

My Commission Expires:
7-27-96

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