Davidson County DEEDWARR
Recvd: 05/26/06 13:40 3 pgs
Fees:18.00 Taxes:2201.50

20060526-0062365

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
MOORELAND TITLE COMPANY, LLC
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238
(615) 782-0098

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $595,000.00

AFFIANT

Subscribed and sworn to before me, this 25th day of May, 2006.

NOTARY PUBLIC

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 20, 2010

Address New Owners as Follows: Debra J. Cole, 1408 17th Ave. South, Nashville, Tennessee 37212

Send Tax Bills To: SAME

Map-Parcel Number: 116-8-G-186.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

William J. Anderson, III ("Grantor") does hereby bargain, sell, transfer and convey unto **Debra J. Cole** ("Grantee") her heirs and assigns, all of his right, title and interest in and to certain property located in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 186 on the Revised Plan of Sugartree, Phase 3, of record in Book 5050, Pages 67 - 71, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William J. Anderson, III by Deed from Erminie Gruber, Trustee U/A/D 5-26-99 of the Gruber Revocable Living Trust Agreement, of record in Instrument No. 200006220062150, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on Exhibit A attached hereto.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **Debra J. Cole**, her heirs and assigns, forever.

AND **William J. Anderson, III** does hereby covenant with **Debra J. Cole**, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND **William J. Anderson, III** does further covenant and bind himself, his heirs and assigns to warrant and forever defend the title to said land to **Debra J. Cole,** her heirs and assigns against the lawful claims of all persons whomsoever.

This is ( ) unimproved (X) improved property known as: 186 Moultrie Park, Nashville, TN 37205

IN WITNESS WHEREOF, this Warranty Deed has been executed this 24th day of May, 2006.

William J. Anderson, III

Holland Cochrane Anderson

Holland Cochrane Anderson

Note: Holland Cochrane Anderson joins in this conveyance to convey any marital interest she may have.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared William J. Anderson, III and Holland Cochrane Anderson, with whom I am personally acquainted, and who upon oath, acknowledged themselves to be the within named bargainors, and that they as such executed the foregoing instrument for the purpose therein contained, by signing their name.

Witness my hand, at Nashville, Tennessee, this 24th day of May, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

EXHIBIT A
Permitted Encumbrances

1. County Taxes for 2006 and subsequent years.

2. Subject to all matters on plan of record in Plat Book 5050, Page 67 - 71, Register's Office for Davidson County, Tennessee.

3. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions for Sugartree, and the By-Laws appended thereto, of record in Book 4857, page 157, as amended in Book 4874, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61 and Book 11758, page 466, Register's Office for Davidson County, Tennessee.

4. Easements affecting the common area of record in Book 3400, page 63, Book 4005, page 367 and Book 7061, page 100, Register's Office for Davidson County, Tennessee.