WARRANTY DEED

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

CAROLINE CHAPPELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

State of Tennessee)
County of ~~Davidson~~ Williamson

G#3290-2

The actual consideration or value, whichever is greater, for this transfer is **$360,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2006.

Notary Public

My commission expires: 9-22-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
RAMON SALINAS and CAROL J. SALINAS	Wells Fargo Home Mortgage	**Map 172-10-0-B Parcel 023.00co**
6725 Christiansted Lane	2701 Wells Fargo Way	
Nashville, TN 37211	Minneapolis, MN 55427	

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

STEPHEN S. ANDERSON and wife, CATHERINE J. ANDERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RAMON SALINAS and wife, CAROL J. SALINAS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 23 on the Plan of Christiansted Valley, Phase 2, Revision 1, a Planned Unit Development, as of record in Instrument No. 20010209-0012854, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Stephen S. Anderson and wife, Catherine J. Anderson, by Warranty Deed dated December 29, 2004, from Gallery Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20041230-0154753, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions and By-Laws, of record in Instrument No. 199912210305559 and amended in Instrument No. 200007280074515, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THIS instrument is being executed in behalf of Stephen S. Anderson and wife, Catherine J. Anderson, pursuant to a Power of Attorney executed by them on the 15th day of May, 2006, of record in Instrument No. 20060602-0065408, Register's Office for Davidson County, Tennessee.

This is IMPROVED (__X__) unimproved (____) property, known as: **6725 Christiansted Lane, Nashville, TN 37211**.

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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 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: 06/02/06 15:17 2 pgs
Fees:13.00 Taxes:1332.00

20060602-0065409

Witness my/our hand(s) this **31st** day of **May, 2006.**

Stephen S. Anderson
STEPHEN S. ANDERSON

Catherine J. Anderson
CATHERINE J. ANDERSON

By: Kathy Hand, Attorney-in-fact
KATHY HAND, Attorney-In-Fact

By: Kathy Hand, Attorney-in-fact
KATHY HAND, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **KATHY HAND,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **STEPHEN S. ANDERSON and wife, CATHERINE J. ANDERSON,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **STEPHEN S. ANDERSON and wife, CATHERINE J. ANDERSON,** for the purpose therein contained, by signing the name of **STEPHEN S. ANDERSON and wife, CATHERINE J. ANDERSON,** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of **May, 2006.**

Katherine Goodson
Notary Public

My Commission Expires: 5-30-07

