Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $253,000.00

Affiant

Subscribed and sworn to before me, this 29th day of June 2006.

Notary Public
My commission expires: 9-20-08

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 07/12/06 08:13 2 pgs
Fees:13.00 Taxes:936.10

20060712-0083459

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert T. Claxton	Suntrust Mortgage, Inc	168/81.00
8983 Highway 100	201 4th Av North	
Nashville TN 37221-0000	7th FL Nash TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Timothy K. Anderson and wife Tina K. Anderson hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Robert T. Claxton and wife Sonya R. Claxton hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Beginning at a stake in the center of State Highway No. 100 and in Stoner & Breedlove's west boundary line; thence with center of said highway South 74 deg. West 12 poles (198.00 feet) to a stake in the center of same, W.T. Phillips' corner; thence with his line South 13 deg. East 122 poles (2,013 feet) to a sake on south bank of branch with white walnut and sycamore pointers in S.S. Morton's line; thence with his line, South 87 de. East 12 poles (198.00 feet) to a stake in his line with poplar pointer, said Stoner & Breedlove's southwest corner; thence with their line North 13 deg. West 128 poles (2,112 feet) to the beginning, containing 9.38 acres more or less.

Being the same property conveyed to Timothy L. Anderson and wife, Tina K. Anderson by deed from Bobby F. Webb of record in Book 10844 page 79 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2006 taxes a lien which are not yet due and payable. 2))Easements for benefit of Harpeth Utility District of record in Book 11744 page 792and Book 11744 Page 795 3) Easement to State of Tennessee of record in Book 787 page 71 4) Easement to Metro Government of Nashville and Davidson County, Tennessee of record in Book 9533 page 412 and Book 9453 Page 22 5) Easement for flow of creek 6) Rights of the public and others entitled thereto in and to the use of that portion of the insured property within the bounds of Highway 100

This property is improved property known as 8983 Highway 100, Nashville, Tennessee 37221-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves,

their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 29th day of June, 2006.

Timothy L. Anderson

Tina L. Anderson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy L. Anderson and Tina L. Anderson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of June, 2006.

Notary Public

My Commission expires: 4/2/07

FILE NO: 05305

