PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: Title No: 48015

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/28/06 14:02 3 pgs
Fees:18.00 Taxes:924.63
20060728-0091640

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Nathaniel Beaver Amber Beaver 7709 Brook Glen Way Nashville, Tennessee 37221	Same

TAX MAP-PARCEL NUMBERS: 156010D00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$249,900.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher D. Anderson and spouse, Theresa M. Anderson,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Nathaniel Beaver and spouse, Amber Beaver** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Brook Glen of record in Book 9700, page 128 amended in Book 11189, page 462 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Christopher D. Anderson and wife, Theresa M. Anderson by deed from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee Corporation of record in Book 11497, page 63 Registers' Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 128 as amended in Book 11189, page 462, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 7743, page 925, Declaration of Covenants, Conditions and Restrictions in Book 10276, page 283, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Christopher D. Anderson and spouse, Theresa M. Anderson by Melinda Rodriguez as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 7709 Brook Glen Way, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of July, 2006 .

Christopher D. Anderson by
Christopher D. Anderson By:Melinda Rodriguez, Atty-in-Fact
Melinda Rodriguez, a.i.f.

Theresa M. Anderson by
Theresa M. Anderson By:Melinda Rodriguez, Atty-in-Fact Melinda Rodriguez, a.i.f.

State of TENNESSEE
County of DAVIDSON

On this 21st day of July, 2006, before me the undersigned authority, personally appeared **Melinda Rodriguez**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $249,900.00

Amy Rice
Affiant

Sworn and subscribed before me this 21st day of July, 2006

Allison H. Keener
Notary Public

My Commission Expires: 5/22/2010

ALLISON H. KEENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Melinda Rodriguez** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Christopher D. Anderson and spouse, Theresa M. Anderson** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 21st day of July, 2006

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Christopher D. Anderson and spouse, Theresa M. Anderson

TO: Nathaniel Beaver and spouse, Amber Beaver

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Melinda Rodriguez, Affiant

Sworn to and subscribed before me this

21st day of July, 2006

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007