This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060565

PLEASE RETURN TO:
GRISSIM TITLE + ESCROW, LLC
2309 CRESTMOOR RD, STE 300
NASHVILLE, TN 37215

Send Tax Bills To:
Franklin American Mortgage
501 Corporate Centre Dr. Ste. 400
Franklin, TN 37067

New Owner is:
Samuel Francis Anderson
677 Longhunter Court
Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 08/09/06 13:43 2 pgs
Fees:13.00 Taxes:321.90
20060809-0098069

MAP: 135-08-0A-677.00 CO
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Michael Brad Whitaker*** **and Melynda M. Whitaker, husband and wife,,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Samuel Francis Anderson, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

* Michael Brad Whitaker and Michael B. Whitaker are one and the same person.

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit # 677, of Nashboro Village Nineteen Condominium, as of record in Plat Book 5200, Page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael Brad Whitaker, and Melynda M. Whitaker, husband and wife, by Warranty Deed from Jeanie D. Early, a single women , of record , in Instrument # 20020702-0079093, Register's Office for Davidson County, Tennessee date June 28, 2002 and recorded Juyl 2, 2002.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

MBW MMW
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of July, 2006.

GRANTOR:

Melynda M. Whitaker

Melynda M. Whitaker

Michael B. Whitaker

Michael Brad Whitker

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Michael Brad Whitaker and Melynda M. Whitaker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28th day of July, 2006.

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $8,000.00.

Affiant

SWORN TO and subscribed before me this 28th day of JULY, 2006

NOTARY PUBLIC

L. MACKENZIE COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

My commission expires: