(1)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,189.50.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of December, 2006.

Notary Public

My Commission Expires: 1-20-09

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/29/06 12:15 3 pg
Fees:18.00 Taxes:226.40
20061229-0160731

ADDRESS NEW OWNER(S) AS FOLLOWS:
Landra Anderson

933 Coarsey Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

107-13-A-33

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, David M. Flowers, Sandra K. Flowers and Connetta J. Ramsey hereinafter referred to as Grantors, hereby transfers and conveys to Landra Anderson, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Unit No. 933 in FOUR MAPLES CONDOMINIUM, a horizontal property regime, of record in Plat Book 5200, Page 283, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Willie May Flowers, unmarried, by deed from Toni L. Grant and Murry E. Parker, both unmarried and as tenants in common of record in Deed Book 7368, page 991, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Willie May Flowers, David M. Flowers, Sandra K. Flowers and Connetta J. Ramsey by Quitclaim deed from Willie May Flowers of record in Instrument No. 20051116-0138623, Register's Office for Davidson County, Tennessee. The said Willie May Flowers died July 16, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2007 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Plat Book 5200, Page 283, Register's Office of said County.

Restrictive Covenants of record in Deed Book 5657, Page 438 and Book 5660, page 184, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 933 Coarsey Drive, 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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.

Witness my hand this 22nd day of December, 2006.

Connetta J. Ramsey

David M. Flowers

David M. Flowers Attorney in fact

Sandra K. Flowers

261200264

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, David M. Flowers and Sandra K. Flowers, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 22nd day of December, 2006.

Tonja Barron
Notary Public

My Commission Expires: 1-2009

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, David M. Flowers, with whom I am personally acquainted and who proved himself to be the attorney in fact of Connetta J. Ramsey and who being authorized to do so acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 22nd day of December, 2006.

Tonja Barron
Notary Public

My Commission Expires: 1-20-09

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY