Davidson County DEEDWARR
Recvd: 08/17/07 08:54 2 pgs
Fees:13.00 Taxes:148.00
20070817-0098345

PREPARED BY: James T. Sears
ADVANCED TITLE & ESCROW, LLC.
450 PROFESSIONAL PARK DR, STE # E
GOODLETTSVILLE, TN. 37072

WARRANTY DEED

THIS INDENTURE is made and entered into this 14th day of August, 2007 by and between **Henry G. Anderson and Doris P. Anderson** herein after referred to as **GRANTOR, Randall W. Anderson Sr. and Connie D. Anderson,** herein after referred to as **GRANTEE.**

WITNESSETH: That for and in consideration of **Forty Thousand** ($40,000.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTORS right, title and interest in the following described property lying in city of **Goodlettsville**, County of **Davidson**, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated January 14, 1993, as follows:
Tract 1: BEGINNING at an iron pin (new), the most southwest corner of this tract, a corner to C.H. Phelan (Deed Book 5831, page 265), and a corner to Charles K. Southgate (Deed Book 6661, page 56); thence, with said Southgate for the next three calls as follows: N. 35 deg. 27 feet 105 inches E. 337.68 feet to an iron pin (new) by a 24-inch hackberry tree; thence, N. 62 deg. 23 feet 18 inches E. 303.56 feet to an iron pin (new); thence N. 34 deg 32 feet 21 inches E. 292.11 feet to an iron pin (old), corner to said Southgate, and in the line of Timothy P. Redding (Deed Book 8599, page 378); thence, with said Redding, S. 84 deg. 47 feet 59 inches E. 135.97 feet to an iron pin (old), corner to said Redding, and in the line of Farris Wayne Drake (Deed Book 4927, page 821); thence, with the line of said Drake, and then the line of J. R. McFarland (Deed Book 1225, page 215) S. 07 deg. 36 feet 16 inches W. 473.69 feet to an iron pin (new) in the line of said McFarland; thence, S. 74 deg. 10 feet 02 inches W. 716.93 feet to an iron pin (new) in the line of said Phelan; thence, N. 32 deg. 35 feet 56 inches W. 25.00 feet to the beginning, containing 5.01 acres, more or less.
Being the same property conveyed to Henry G. Anderson and wife, Doris P. Anderson by Deed of record in Book 9086, page 142 on 9/21/1993, in the Register's Office for Davidson County, Tennessee.

This is Improved /unimproved property known as: 4875 Brick Church Pike Goodlettsville TN 37072

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

The following conveyance is made with the following Exceptions:

Taxes for the year 2007 and subsequent years are not yet due and Payable
Easement as set for the in Book 9086, page 165
Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by public records.
Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey should show.
Easements, or claims of easements, not shown by the public record.
Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public record or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by the Commitment.
If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

Henry G. Anderson

Henry G. Anderson

Doris P. Anderson Tammy Hardy POA

Doris P. Anderson
By Tammy Hardy
Attorney in Fact

INDIVIDUAL
STATE OF
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, **Henry G. Anderson and** Tammy Hardy Attn in Fact for **Doris P. Anderson,** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.
Witness my hand, at office, this 14th day of **August, 2007.**

Notary Public

JAMES T SEARS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN COMM. EXPIRES [illegible]

My Commission Expires: 7/5/2011

Name and Address of Property Owner:
Randall W. Anderson Sr. and Connie D. Anderson
4863 Brick Church Pike
Goodlettsville, TN 37072

Send Tax Statements to:
4863 Brick Church Pike
Goodlettsville, TN 37072

Map & Parcel 24/211

AFFIDAVIT OF VALUE

STATE OF
COUNTY OF

I hereby swear of affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $40,000.00 amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 14th day of August, 2007.

Notary Public

JAMES T SEARS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN COMM. EXPIRES [illegible]

My Commission Expires: _____

RETURN TO:
ADVANCED TITLE & ESCROW
450 PROFESSIONAL PARK DR. # E
GOODLETTSVILLE, TN. 37072