PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
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Fees:13.00 Taxes:3137.97

20080624-0064860

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(dm) Title No: 49429
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Dwaine L. Anderson Leilani Boulware 3 Annandale Nashville, Tennessee 37215	SAME AS OWNER

TAX MAP-PARCEL NUMBERS: 158040A00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$848,100.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donna B. Stewart , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dwaine L. Anderson and spouse, Leilani Boulware** 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. 115 on the Plan of Section One, Otter Wood, Revised of record in Book 6900, page 590, Register's Office for said County to which Plan reference is hereby made for a more complete description. Together with as an appurtenance thereto, that certain easement for ingress and egress of record in Book 7667, page 218, said Register's Office.

Being the same property conveyed to Radford C. Stewart, III, and wife, Donna B. Stewart by warranty deed from DCH-OTC Joint Venture, a joint venture comprised of Dwayne Cole Homebuilers, Inc., a Tennessee corporation and Over the Crest Corp. a Tennessee corporation, dated July 22, 1988 and recorded on Aug. 1, 1988 of record in Book 7615, page 32 re-recorded in Book 7833, page 959, said Register's Office for Davidson County Tennessee. The said Radford C. Stewart, III has since died.

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

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, Page 590, 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. Grant of underground utility easement of record in Book 10168, page 903, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 7260, page 483, Book 8762, page 199, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 3 Annandale, Nashville, Tennessee 37215

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 20th day of June, 2008.

Donna B. Stewart

State of TENNESSEE
County of DAVIDSON

On this 20th day of June, 2008 , before me the undersigned authority, personally appeared Donna B. Stewart , 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: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

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 $848,100.00

Affiant

Sworn and subscribed before me this the 20th day of June, 2008

Notary Public

My Commission Expires: PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010