RETURN TO:

File Box 9B
28628
First Title &
Escrow Co., Inc.

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00

Affiant

Subscribed and sworn to before me, this 29th day of April 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 19, 2013

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clinton J. Anderson	New Owner	171-03-O-B
(NAME)	(NAME)	(MAP)
641 Old Hickory Blvd. #45		136.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, James Knickerbocker, as Trustee of the JR Revocable Living Trust Agreement dated October 31, 2005, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Clinton J. Anderson, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, TN, described as Unit No. 52 of Townhomes of Fredericksburg, a Horizontal Property Regime located in Brentwood, TN, together with Easements as shown on the plat of Revision One, Phase One, Section Three, Townhomes of Fredericksburg, recorded in Plat Book 9700, page 534, said Register's Office, for Davidson County, Tennessee.

Being the same property conveyed to James Knickerbocker, Trustee of the JK Revocable Living Trust Agreement, dated October 31, 2005, by deed dated 10/31/05 from Jeremy F. Johnson and wife, Jennifer Johnson of record in Instrument No. 20051103-0133297, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 641 Old Hickory Blvd. #45, Brentwood, Tennessee 37027

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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.

BILL GARRETT, Davidson County
Trans:T20090029402 DEEDWARR
Recvd: 05/04/09 15:31 2 pgs
Fees:13.00 Taxes:873.20
20090504-0040707

Witness my/our hand(s) this 29th day of April, 2009.

James Knickerbocker Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared James Knickerbocker Trustee; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 29th day of April, 2009.

Notary Public

My Commission Expires: 7/5/2011

John M. Wells
State of Tennessee Notary Public
Davidson County