

This Instrument Prepared By:

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The preparer makes no representations or warranties as to the accuracy of the description or the status of the title of the property. This document has been prepared based upon information furnished to the preparer.

RESPONSIBLE TAXPAYER AND PROPERTY OWNER:

Name: Todd M. Anderson, et ux. Address: 103 Shady Cove
City: Old Hickory State: TN Zip: 37138
Map: 1258 Parcel: 2M + 400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Sixty-nine Thousand Dollars

(\$69,000.00), cash in hand paid, the receipt and adequacy of which is hereby acknowledged, I,

JERRY DOUGLAS SMITH, hereinafter called Grantor, have this day bargained and sold and

do by these presents sell, transfer and convey unto **TODD M. ANDERSON and wife,**

CHRISTA L. ANDERSON, hereinafter called Grantees, their heirs and assigns, that certain

tract or parcel of land situated, lying and being in the 4th Civil District of Clay County,

Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 57A as shown on the plat of record in Plat Book 1, 153, Register's Office of Clay County, Tennessee, to which plat specific reference is hereby made for a description of greater certainty and said plat is hereby incorporated herein by reference.

And being a portion of the lands conveyed to Jerry Douglas Smith by Special Warranty Deed from William E. Howell, not individually but as Substitute Trustee of the Iris W. Smith Trust, dated January 16, 1994, and recorded in Deed Book 79, pages 223-228, Register's Office of Clay County, Tennessee.

This property is conveyed subject to the Declaration of Protective Covenants, Conditions and Restrictions for Swan Ridge Lake Resort, LLC, recorded in Deed Book 85, pages 69-88, Register's Office of Clay County, Tennessee.

TO HAVE AND TO HOLD 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 and lawful right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend

the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

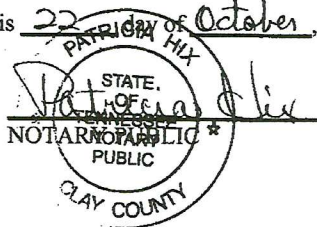
IN TESTIMONY WHEREOF, witness my hand on this the 22 day of October, 2005.

Jerry Douglas Smith
JERRY DOUGLAS SMITH

STATE OF TN
COUNTY OF Clay

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named **JERRY DOUGLAS SMITH**, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of October, 2005.



My Commission Expires: 10-08-08

I, or we Swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 69,000.00 whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Christa L. Anderson
AFFIANT

Sworn to and subscribed to before me this 1 day of November, 2005

Sandra S. Fuld
NOTARY PUBLIC

My Commission Expires: 5/28/06

BK/PG:WD85/221-222
05001520

2 PGS : AL - WARRANTY DEED	
BRENDA BATCH: 2267	
11/10/2005 - 10:27:20 AM	
VALUE	69000.00
MORTGAGE TAX	0.00
TRANSFER TAX	255.30
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	268.30
STATE OF TENNESSEE, CLAY COUNTY	
BRENDA BROWNING	
REGISTER OF DEEDS	