4044 05/21 148.02- CHECK

# WARRANTY DEED

BOOK 5438 PAGE 137

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May, 1987

Notary Public

MY COMMISSION EXPIRES: 4-18-1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Cornerstone Builders, Inc. (NAME) | McNeil Mortgage Co. Inc. (NAME) | 4D16193 |
| (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 11227 (STREET ADDRESS) | 98-5 |
| (CITY) (STATE) (P. O. ZIP) | Memphis, Tn. 38111 (CITY) (STATE) (ZIP) | 73 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, VERNON A. ANDERSON and wife, SHIRLEY ANDERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CORNERSTONE BUILDERS, INC. a TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 191 on the plan of Section 9, Lake Park, of record in Book 4955, page 38, Register's Office for said County.

SAID Lot No. 191 fronts 80.84 feet on the southerly margin of Newcastle Lane and extends back 191.66 feet on the easterly line and 179.92 feet on the westerly line to a dead line in the rear, measuring 80.25 feet thereon.

BEING the same property conveyed to Vernon Anderson and wife, Shirley Anderson by deed from Richard F. Allen and R. Steve Corbitt, a partnership d/b/a Cornerstone Builders of record in Book 5337, page 851, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to a deed of trust of record in Book 5337, page 853, said Register's Office. The grantors transfer to the grantee their rights to the escrow account held in connection with the debt secured by said deed of trust.

unimproved ( )
This is improved (X) property, known as Lot 191, New Castle Lane, Hermitage, Tn.
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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.

Witness our hand S this 16th day of May, 1987

Vernon A. Anderson Shirley Anderson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vernon A. Anderson and wife, Shirley Anderson

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tenn. this 21 day of May, 1979

Sallie E. Davis
Notary Public

Commission Expires 4-18-82

STATE OF _____
_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon {his oath / their several oaths} {acknowledged} {himself / themselves} to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that {he / they} {as such} _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____
Notary Public

F 30296

IDENTIF. REFERENCE

MAY 21 1 04 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

VERNON A. ANDERSON et ux

TO

CORNERSTONE BUILDERS, INC.,

a Tennessee Corporation

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

BOOK 5438 PAGE 139

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MS - MISCELLANEOUS |
| MO - MORTGAGE | MR - RELEASE | ST - STATE TAX CONVEY. |
| WD - WARRANTY DEED | UC - UNIFORM COMMERCIAL CODE | ST - STATE TAX MORT. |
| TD - TRUST & DEED | | PF - PROBATE FEES |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 55200.00- | CO |
| | | | 143.52 | CO TX |
| | | | .50 | PRFEE |
| | | | 4.00 | WDEED |
| | | | CHECK | 148.02- |
| 4044A | 05/21/79 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 302961

IDENTIF. REFERENCE

MAY 21 1 04 PM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 685139