WARRANTY DEED

BOOK 5854 PAGE 749

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February, 1982

_____
Notary Public

MY COMMISSION EXPIRES: October 15, 1985
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Herbert L. Buchanan, Jr., 300 Hundred Oaks Tower, Nashville, TN 37204
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anderson Properties (NAME)	Anderson Properties (NAME)	108-
Post Office Box 40341 (STREET ADDRESS OR ROUTE NUMBER)	Post Office Box 40341 (STREET ADDRESS)	3D275410
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	

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, I, W. B. Wiggins, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anderson Properties, a partnership composed of L. C. Anderson Jr. and Leona Anderson Butler

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:

A tract of land located in the Third Civil District of Davidson County, Tennessee, being described according to a survey made by Turner Engineering, Inc., Nashville, Tennessee, as follows:

Beginning at a concrete monument on the southerly margin of Royal Parkway West, formerly Elspeth Drive, said monument being North 85° 42' 00" West a distance of 200 feet from the westerly right-of-way of Donelson Pike and said monument also being the northwesterly corner of the tract conveyed to Shoney's Big Boy Enterprises, Inc. in Book 4857, Page 576, Register's Office of Davidson County, Tennessee; thence with the westerly line of Shoney's South 04° 36' 00" West a distance of 200.00 feet to a concrete monument; thence with the northerly line of Larkwood Subdivision of record in Book 2900, Page 144, R.O.D.C., North 85° 42' 00" West a distance of 759.66 feet to an iron pin; thence North 04° 36' 00" East a distance of 200 feet to a point on the southerly margin of Royal Parkway West; thence with the southerly line of Royal Parkway West South 85° 42' 00" East a distance of 759.76 feet to the point of beginning, containing 3.48 acres, more or less.

Being a portion of the property conveyed to Wiggins Associates by deed from Miller & Kimbrough, Jr., Trustee, of record in Book 4697, Page 897, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as Royal Parkway West, Nashville, Tennessee
(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 my hand this 10th day of February, 1982

X _____
W. B. WIGGINS, JR.

STATE OF GEORGIA
COUNTY OF FULTON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. B. Wiggins, Jr.

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 at Atlanta, Georgia this 10th day of February, 1982

Lisa Williams, Notary Public

Notary Public, Georgia, State at Large
My Commission Expires October 8 1984

NOTARY PUBLIC GEORGIA, STATE AT LARGE

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

3887 RR/22 386.10- CHECK

G 80745

IDENTIF. REFERENCE

FEB 23 3 17 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

WARRANTY DEED

FROM

TO

L. C. ANDERSON, JR. AND
LEONA ANDERSON BUTLER

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seisin

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

RECEIVED OF _____ BOOK 5854 PAGE 751

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

146[illegible].00- CO
379.60 CO TX
.50 PRFEE
6.00 WDEED
CHECK 386.10-

3807AL2/23/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G807455

IDENTIFICATION

FEB 23 3 17 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 868367