This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

Box 37
BAS
BOOK 5635 PAGE 988

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| William B. Anderson (NAME) | same (NAME) | (98-56) |
| 5181 John Hager Road (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Hermitage, TN 37076 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100----------($10.00)---------- *Dollars,*

cash in hand paid by William B. Anderson, and other good and valuable considerations accepted as cash the receipt of which is hereby acknowledged,

James E. Harbin and wife, Jane E. Harbin

*have this day bargained and sold, and do hereby transfer and convey unto the said*

William B. Anderson

*the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, described as follows:

A tract or parcel of land more particularly described according to an unrecorded survey dated May 21, 1972, by Donald W. Fortner, Civil Engineer, as follows:

Beginning at a nail or monument in the center of John Hager Road, the northwest corner of a tract or parcel heretofore conveyed to Bill Hugh Mason, et ux, from Walter C. Hagar by installment deed of record in Book 4673, page 43, Register's Office for said County; thence South 1 deg. 56" West 15 feet to a concrete monument and thence continuing South 1 deg. 45" West 1,361.9 feet to a concrete monument, the southwest corner of the aforesaid tract; thence South 89 deg. 14" West 330 feet to a concrete monument; thence North 2 deg. 28" East 1,366.59 feet to a concrete monument, and continuing North 2 deg. 28" East 15 feet to a nail or monument in the center of John Hagar Road; thence with the center of said road North 89 deg. 59" East 316.81 feet to the point of beginning.

Being the same property conveyed to James E. Harbin and wife, Jane E. Harbin, by deed from Bill Hugh Mason and wife, Helen M. Mason of record in Book 5143, page 562, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*The actual consideration or value whichever is greater, for this transfer is* $150,000.00

*Subscribed and sworn to before me this the* 20th *day of* August *19* 85

*Affiant* W. B. Anderson

*My commission expires:* My Commission Expires Nov. 1, 1987 *(Affix Seal)*

Bruce A. Saunders
*Notary Public*

*This is unimproved (X) improved, property, known as* 5181 John Hager Road, Hermitage, TN
*(House Number) (Street) P.O. Address: (City or Town)*

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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 hands this* 20th *day of* August, *19* 85, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James E. Harbin

Jane E. Harbin

08/21 336.50 CHECK

9684

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6635 PAGE 989

*Personally appeared before me* the undersigned, *a Notary Public in and for said County and State* James E. Harbin and wife, Jane E. Harbin, *the within named bargainor* S, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville, Davidson County, *Tennessee, this* 26th *day of* August, *19*85.

Bruce A. Saunders
*Notary Public*

*Commission expires* My Commission Expires Nov. 1, 1987

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

*Witness my hand and seal, at office in* _____, *this* _____ *day of* _____, *19*____.

_____
*Notary Public*

*Commission expires* _____

**WARRANTY DEED**

FROM
James E. Harbin and wife, Jane E. Harbin

TO
William B. Anderson

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN
Aug 21 3 31 PM '85

IDENTIFICATION REFERENCE

30430

# OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6635 PAGE 990

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 |
|---|---|---|---|---|

150000.00- CAMT.
390.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 396.50-
9684A08/21/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30430

IDENTIFICATION REFERENCE

AUG 21 3 31 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 165590