THIS INSTRUMENT PREPARED BY:
O'Hare, Sherrard & Roe
Fourth Floor, St. Cloud Corner
Nashville, TN 37219

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Edwin B. Anderson, Jr. 4318 Sunnybrook Drive Nashville, Tennessee 37205	Same	105-11-235

FOR AND IN CONSIDERATION of the assumption of the obligations set forth in the Installment Deed of record in Book 5415, page 121, Register's Office for Davidson County, Tennessee, and the Deed of Trust of record in Book 6328, page 766, Register's Office for Davidson Couunty, Tennessee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Michael L. Taylor and wife, Sandra C. Taylor, hereinafter, whether one or more, jointly and severally referred to as the Grantor, has bargained and sold, and does hereby transfer and convey unto Edwin B. Anderson, Jr., hereinafter, whether one or more, jointly and severally referred to as the Grantee, and to the said Grantee's (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee being more particularly described as follows:

Being the westerly 50 feet of the easterly 250 feet of the southerly part of Lot No. 13 on the Plan of the Estate of Joseph W. Horton, deceased, as of record in Plan Book 1, page 44, Chancery Court at Nashville.

Said part of Lot No. 13 fronts 50 feet on the southerly side of Wedgewood Avenue and runs back between parallel lines 167.6 feet to a dead line.

Being the same property conveyed to Michael L. Taylor and wife, Sandra C. Taylor, by deed from Russell Jerry Rice and wife, Janice Sue Rice, of record in Book 6328, page 763, Register's Office of Davidson County, Tennessee.

This is improved property, known as 617 Wedgewood Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, and to the said Grantee's (successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for the aforementioned Installment Deed and Deed of Trust. Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 3rd day of September, 1985.

Michael L. Taylor

Michael L. Taylor

Sandra C. Taylor

Sandra C. Taylor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Claudette McCord, a Notary Public in and for the County and State aforesaid, personally appeared Michael L. Taylor and wife, Sandra C. Taylor, the within named bargainor, 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 seal, at office in Nashville, Tennessee, this 3rd day of September, 1985.

Claudette McCord

Notary Public

My Commission Expires:

June 16, 1987

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $35,900.00.

Edwin B. Anderson Jr.
Affiant

Subscribed and sworn to before me, this the 3rd day of September, 1985.

Claudette McCord
Notary Public

My Commission Expires:
July 18, 1987

3 3 5 3 8

IDENTIFICATION REFERENCE

SEP 3 4 07 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

BOOK 6646 PAGE 596

RECEIVED OF _____

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

35900.00- CAMT
93.34 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 102.84-
3434A09/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33538

IDENTIFICATION REFERENCE

SEP 3 4 07 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169255