ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James E. Anderson III (NAME)	Citizens & Southern Mortgage Co. (NAME)	132-13
945 Van Leer (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 656 (STREET ADDRESS)	#59
Nashville, TN (CITY) (STATE) (ZIP CODE)	Tucker, GA 30085-0656 (CITY) (STATE) (ZIP CODE)	OH# 10075

WARRANTY DEED

For and in consideration of the sum of ----TEN AND 00/100 (10.00)---------- DOLLARS

cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; we, CHARLES W. LOCKWOOD and wife, JOSEPHINE T. LOCKWOOD, and Charles W. Lockwood, attorney-in-fact for LARRY J. LOCKWOOD,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES E. ANDERSON III

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Oak Hill Valley Subdivision, of record in Book 1835, pages 15 and 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Charles W. Lockwood and wife, Josephine T. Lockwood and Larry J. Lockwood by deed from Randle D. Frazer, Jr., Executor under the Will of Lucy F. Dye, deceased, of record in Book 5378, page 798, said Register's Office.

6851.6

IDENTIFI REFERENCE

JAN 14 9 10 AM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

RUSH

This instrument is executed on behalf of Larry J. Lockwood by Charles W. Lockwood as his attorney-in-fact pursuant to a recorded Power of Attorney of record in Book 6761, Page 676, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 945 Van Leer Drive (House Number) (Street)

Nashville (P. O. Address) Tennessee (City or Town) (Zip Code)

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.

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 8th day of January 19 86.

Charles W. Lockwood

Charles W. Lockwood

Josephine T. Lockwood

Josephine T. Lockwood

Larry J. Lockwood by Charles W. Lockwood

Attorney-in-fact

BOOK 3781 PAGE 679

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 Charles W. Lockwood and wife, Josephine T. Lockwood

the bargainors, 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, Tennessee, this 8th day of January, 19 86.

My commission expires 9/9/89 Notary Public Eunice Miller

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 Charles W. Lockwood, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of LARRY J. LOCKWOOD as his Attorney-in-fact, as the free act and deed of the within named Charles W. Lockwood.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of January, 1986.

Notary Public Eunice Miller

My commission expires: September 9, 1989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 125,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 8th 14th day of January, 19 86.

~~My commission expires~~ ~~Notary Public~~ W Wiseman
Dep. Reg

This instrument was prepared by:

Name	Address
HOFSTETTER & HOFSTETTER, ATTORNEYS	Suite 500, 230 Fourth Avenue North Nashville, TN 37219

Return → WALT, DYER & JAMES
ATTORNEYS AT LAW
C-301, 2002 RICHARD JONES RD.
NASHVILLE, TN 37215

54[illegible] WARRANTY DEED CHECK

FROM
CHARLES W. LOCKWOOD and wife,

JOSEPHINE T. LOCKWOOD

TO
JAMES E. ANDERSON III

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____

BOOK 5761 PAGE 680

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
			125000.00- CAMT.	
			325.00 CSTAX	
			.50 PRFEE	
			6.00 RDETD	
			CHECK 331.50-	
548440	1/14/86		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.8.5 1.6

IDENTIF. REFERENCE

JAN 14 9 11 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 210245