PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496

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WARRANTY DEED

New Owner:	Send Tax Bills To:	Map & Parcel No.:
Howard W. Anderson P. O. Box 17421 Nashville, TN 37212	Same	Map 118-7 Parcel 192

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John A. Vaughn, Ileta V. Roberson, Helen V. Stone, and Lola V. Baker, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto Howard W. Anderson and George Anton, hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 26 of Block "E" on the map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 runs 60 feet on the westerly side of Dogwood Place and runs back between lines 117.8 feet more or less on the northerly line and 127.6 feet on the southerly line to a dead line in the rear which is a broken line where it runs 88 feet.

Being the same property conveyed to John A. Vaughn, Ileta V. Roberson, Helen V. Stone, and Lola V. Baker by deed of record in Book 6625, page 239, Register's Office for Davidson County, Tennessee.

This is improved property known as 2817 Dogwood Place, Nashville, TN 37204.

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 hands this 17th day of March, 1986.

John A. Vaughn

Ileta V. Roberson

Helen V. Stone

Lola V. Baker

83989

IDENTIFICATION REFERENCE

MAR 18 12 25 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

03/18/86 12:49:11 CHECK

4189

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John A. Vaughn, Ileta V. Roberson, Helen V. Stone, and Lola V. Baker, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of March, 1986.

Notary Public
My Commission expires: 7-18-87

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $46,950.

Affiant

Sworn to and subscribed before me this 17th day of March, 1986.

Notary Public
My Commission expires: 7/18/87

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

RECEIVED OF _____

FOR _____

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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

46950.00- CAMT.
121.94 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 128.44-
4159A03/18/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 3 9 8 9

IDENTIFICATION REFERENCE

MAR 18 12 25 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 228451