BOOK 6835 PAGE 997

Field Book 6DU-40685
Map and Parcel No. 160-7-6

Send Tax Statements to:
Mr. and Mrs. Joe L. Dudney
465 Manley Drive
Nashville, TN. 37220

This Instrument Prepared By:
Gayle T. Moyer
Attorney at Law
City Hall Mall
Franklin, Tennessee 37064

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, JAMES C. ANDERSON and wife, GERTRUDE D. ANDERSON have bargained and sold and by these presents do transfer and convey unto JOE L. DUDNEY and wife, DORIS DUDNEY, their heirs and assigns forever, the following described property, to-wit:

> Land in the 6th, formerly the 8th, Civil District of Davidson County, Tennessee, being the westerly part of Lot No. 5 on the plan of the Subdivision of the Baxter 110 acre tract of land east of Franklin Road, not of record, being Lot "D" on a survey made by Z. J. Wilkinson, Surveyor, July 20, 1954, described as follows:
>
> Beginning in the center of Baxter Lane at a point 178.2 feet west of the southwest corner of the property conveyed to Harvey P. Gassaway and wife, by deed from John L. Mills and wife, of record in Book 2304, page 578, Register's Office for said county, being the corner of Lots "D" and "E"; thence northwardly and parallel with the westerly line of said Gassaway property 488.8 feet; thence north 85 degrees west 178.2 feet to the corner of Lots "C" and "D", being also the corner of Lots 4 and 5; thence with a line between said lots southwardly 488.8 feet to the center of said Baxter Lane; thence with the center of same eastwardly 178.2 feet to the beginning.
>
> Being the same property conveyed to James C. Anderson and wife, Gertrude D. Anderson by deed from John L. Mills and wife, Vora Mills, of record in Book 2394, page 158, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1986 Davidson County property taxes are a lien but are not yet due and payable. These taxes have been prorated between the parties as of the date of this instrument, with Grantees' assuming responsibility for payment of same.

2. Subject to the right-of-way of Baxter Lane.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 21st day of April, 1986.

93894

IDENTIFICATION REFERENCE

APR 23 8 56 AM '86

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TN

James C. Anderson
JAMES C. ANDERSON

Gertrude D. Anderson
GERTRUDE D. ANDERSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Gayle J. Moyle, a Notary Public in and for said County and State, the within named JAMES C. ANDERSON and wife, GERTRUDE D. ANDERSON, 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 seal, at office, on this 21st day of April, 1986.

Gayle J. Moyle
Notary Public

My Commission Expires:
5-20-87

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $ 127,000.00

Joe L. Dudney
Affiant

Sworn to and subscribed before me on this the 21st day of April, 1986.

Gayle J. Moyle
Notary Public

My Commission Expires:
5-20-87

ADDRESS OF NEW OWNERS:
Mr. And Mrs. Joe L. Dudney
465 MANLEY DRIVE
Nashville, Tn. 37220

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

120000.00- CAMT.
317.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 323.70-
5911A04/23/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93894

IDENTIFICATION REFERENCE

APR 23 8 56 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 239930