23

Address New Owner:	Send Tax Bills To:	Map/Parcel
Carol G. Anderson etal	Same	Map 62-5
104 Cumberland Trace		Par 34
Nashville, Tn. 37214		3DZ-51636

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Jim Stevens, a 1/2 undivided interest, and Ben H. Watson and wife, Laura Watson, a 1/2 undivided interest, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said Carol G. Anderson, a 1/3 undivided interest, and Mary Beth Anderson Stewart, a 1/3 undivided interest, and Michael D. Stewart, a 1/3 undivided interest, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Riverview Subdivision, of record in Book 547, pages 93, 94 and 95, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jim Stevens, a 1/2 undivided interest, and Ben H. Watson and wife, Laura Watson, a 1/2 undivided interest, by deed from Tom G. Coleman, Jr., Trustee of record in Book 5027, page 673, said Register's Office.

This property is conveyed subject to the Plan of record in Book 547, Page 93, 94 and 95, said Register's Office and to all applicable local government planning, building and zoning regulations.

This is un-improved property.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said grantees, their heirs, successors and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate 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 on this 15th day of December, 1986.

Jim Stevens
JIM STEVENS

Ben H. Watson
BEN H. WATSON

Laura S. Watson
LAURA S. WATSON

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $7,000.00.

Carol G Anderson
AFFIANT

Sworn to and subscribed before me this 15th day of December, 1986.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jim Stevens, Ben H. Watson and wife, Laura Watson, 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 Brentwood, Tennessee, this 15th day of December, 1986.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

73247

IDENTIFICATION REFERENCE

Dec 16 9 34 AM '86

FELIX Z WILLCOX III REGISTER
DAVIDSON COUNTY, TN

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

70[illegible]. 0- CAMT.
19.60 CGTAX
.50 PRFE
6.00 WDEED
CHECK 26.10*
7482A 12/16/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

732477

IDENTIFICATION REFERENCE

DEC 16 9 34 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 23206