FILED

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Shawn M. Anderson and wife, Cynthia L. Anderson 1441 Lebanon Road, # K-202 Nashville, TN 37210	Atlantic Coast Mortgage Co. 3975 University Drive Fairfax, VA 22030	135-172 2D-45650

WARRANTY DEED BOOK 7116 PAGE 790

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **James B. Lee and wife, Carolyn Lee**, have bargained and sold, and by these presents do transfer and convey unto the said **Shawn M. Anderson and wife, Cheryl L. Anderson**, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A TRACT of land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING on the northerly margin of Smith Springs Road at the southeast corner of the property conveyed to John Richmond Myrick by deed from Thera Bernard Heaps and wife, of record in Book 1758, Page 535, Register's Office for said County, said point being at an old gate; thence with said Myrick's easterly line northwardly 210 feet to a stake; thence eastwardly and parallel with the northerly margin of said Smith Springs Road 140 feet to a stake; thence southwardly and parallel with said Myrick's easterly line 210 feet to the northerly margin of said Smith Springs Road; thence with same westwardly 140 feet to the beginning.

BEING the same property conveyed to James B. Lee by Deed from Emma Josephine Alexander and Charles William Richardson, Jr., Co-executors of the Estate of Josephine Bell Richardson's Last Will and Testament. The said, Charles William Richardson, her husband having predeceased her and she having died an unmarried widow, of record and Book 6899, Page 252, said Register's Office for Davidson County.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **1411 Lebanon Road, #202, Nashville, Tennessee 27210.**

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 21 day of January, 1987.

James B. Lee

Carolyn Lee

CHECK 195.70

1783

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 **James B. Lee and wife, Carolyn Lee**, the bargainor(s), 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 26 day of January, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-12-88

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $64,000.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 26th DAY OF Jan, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

86954

IDENTIFICATION REFERENCE

JAN 26 10 13 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

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

RECEIVED OF _____

FOR BOOK 7116 PAGE 792

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

640...0- CAMT.
179.20 CSTAX
.50 PRFE
6.00 WDE D
CHECK 186.70-
0041301/26/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86954

IDENTIFICATION REFERENCE

JAN 26 10 13 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 38373