Box 38 mJP

This Instrument Was Prepared By:
Hugh C. Howser, Jr., Esq.
Trabue, Sturdivant & DeWitt
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

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Address New Owner(s):
Rodney V. Ahles, Guardian
225 E. Market Street
Lebanon, TN 37087

Send Tax Bills to:
New Owners

Map: 75-03
Parcel: 45
Field Book: 04D 24452

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, WILLIAM E. ANDERSON, JR. and wife, CINDY B. ANDERSON, (the "Grantors"), have this day bargained and sold, and do hereby transfer and convey to RODNEY V. AHLES, GUARDIAN FOR BILLY E. ANDERSON for his sole use and benefit, (the "Grantee"), his heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot 138 on the Plan of Tulip Grove Subdivision, Section 3, of record in Plat Book 3700, page 146, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete legal description.

Being the same property conveyed to William E. Anderson, Jr. and wife, Cindy B. Anderson by deed from Michael W. Pennington and wife, Jacqueline D. Pennington of record in Book 6675, page 616, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

(1) Taxes for 1987 which have been prorated and assumed by the Grantee.

(2) Restrictive Covenants of record in Book 4181, page 95, Register's Office for Davidson County, Tennessee.

(3) All matters appearing on the Plan of record in Plat Book 3700, page 146, Register's Office for Davidson County, Tennessee.

This is improved property known as 536 Albany Drive, Hermitage, Tennessee.

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

AND Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

30th day of January, 1987.

IN WITNESS WHEREOF, Grantors have executed this instrument on this

89375

IDENTIFICATION REFERENCE

FEB 2 2 44 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

William E. Anderson, Jr.
WILLIAM E. ANDERSON, JR.

Cindy B. Anderson
CINDY B. ANDERSON

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared the within named William E. Anderson, Jr. and wife, Cindy B. 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 official seal at Nashville, Tennessee, this 30th day of January, 1987.

Cheryl L. Chatteuse
Notary Public

My Commission Expires: 12-4-88

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

William E. Anderson
Affiant

Subscribed and sworn to before me, this
30th day of January, 1987.

Cheryl L. Chatteuse
Notary Public

My Commission Expires: 12-4-88

**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 |
|---|---|---|---|---|
| | | | | |

250 . 00- DANT,
20 .00 STTAX
.50 PRFEE
5.00 MDC D
CHECK 275.50-
5562X0[illegible]/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89375.

IDENTIFICATION REFERENCE

FEB 2 2 44 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 41029