WARRANTY DEED

Address New Owners:	Mortgagor and Send Tax Bills to:	Map-Parcel Nos.
M/M C.S. Anderson 845 Lakemont Drive Nashville, TN 37220	New York Guardian Mortgagee Corp. P.O. Box 840 Hempstead, NY 11551	160-9 16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $189,587.69.

C. S. Anderson
Affiant

Subscribed and sworn to before me this 18th day of February, 1987.

Janice W. Kavin
Notary Public

My Commission Expires: 12/5/88

This Instrument Prepared By:
GORDON & BOTTORFF, P.C.
Attorneys at Law
Maryland Manor
5201 Maryland Way
Brentwood, Tennessee 37027
(615) 373-4242

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FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Nine Thousand Five Hundred Eighty Seven and 69/100 Dollars ($189,587.69), of which One Hundred Fifteen Thousand Six Hundred and no/100 Dollars ($115,600.00) has been paid in cash and the assumption of a Deed of Trust of record in Book 5198, Page 113 of said Register's Office payable to the New York Guardian Mortgagee Corp. FRANK WEGERSON AND WIFE CAROL E. WEGERSON, have this day bargained and sold, and by these presents do transfer and convey unto C.S. ANDERSON AND WIFE ELIZABETH JANE ANDERSON, their heirs and assigns, the following described real property lying and being in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 13 on the Plan of Oak Hill Estates, Section 2, as of record in Book 4460, pages 36-38, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the property conveyed to Frank Wegrzyn and wife Carol E. Wegrzyn by Special Warranty Deed from Commerce Union Bank of record in Book 5856, page 617, Register's Office Davidson County, Tennessee. By order of the Probate Court, Davidson County, Tennessee, Docket No. 71924 and 71925, respectively, the name Frank Carl Wegrzyn was changed to Frank Carl Wegerson, and the name Carol Elizabeth Wegrzyn was changed to Carol Elizabeth Wegerson.

This conveyance is made subject to:

1. 1987 property taxes, a lien not yet due and payable.

2. Aforesaid Deed of Trust executed by Charles A. Wiggins, M.D. to Donald Robinson, Trustee, of record in Book 5198, page 113, said Register's Office, to secure to Federated Financial Mortgage Corporation, a Georgia corporation, the payment of one note dated September 16, 1977, in the original principal amount of $87,500.00.

3. Restrictive covenants contained in an instrument of record in Book 4537, page 496, said Register's Office.

4. All things and matters on the Plan of record in Book 4460, pages 36-38, said Register's Office, which shows an owner's certificate, a 75-foot minimum building setback line from Lakeview Drive and a

02/19 537.33- CHECK

847

10-foot easement for public utility and drainage purposes along the northeast side and rear line of said lot.

TO HAVE AND TO HOLD the said real property, with the appurtenances, estate, title, and interest thereto belonging to the said C.S. ANDERSON AND WIFE ELIZABETH JANE ANDERSON, their heirs and assigns, forever.

AND FRANK WEGERSON AND WIFE CAROL E. WEGERSON, do covenant with the said C.S. ANDERSON AND WIFE ELIZABETH JANE ANDERSON that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it, and the same is unencumbered, except as noted herein.

AND FRANK WEGERSON AND WIFE CAROL E. WEGERSON do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said real property to the said C.S. ANDERSON AND WIFE ELIZABETH JANE ANDERSON, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 18th day of February, 1987.

Frank Wegerson by Nan S Jorgensen as Atty in fact
FRANK WEGERSON by Nan S. Jorgensen as Attorney-in-Fact

Carol E. Wegerson by Nan S Jorgensen as Atty in fact
CAROL E. WEGERSON by Nan S. Jorgensen as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of and for said county and state, Nan S. Jorgensen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office this 18th day of February, 1987.

Francene W-Karin
Notary Public

My Commission Expires: 12/5/88

9:49:00
IDENTIFI REFERENCE
FEB 19 8 47 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
RUSH

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

RECEIVED OF _____

FOR _____

BOOK 7140 PAGE 496

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

189567.69- AMT.
530.00 MSTAX
VP 500.00- MSTAX
530.00 CSTAX
.50 PRFEE
6.00 MORT
CHECK 537.38-
[illegible] .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.4.9.9.0.

IDENTIFICATION REFERENCE

FEB 19 8 47 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 47169