WARRANTY DEED

BOOK 7239 PAGE 16.

FROM: Buford Blackwell and wife
Rebecca Blackwell

TO: M. Dean Anderson and wife,
Cynthia B. Anderson

PREPARED BY: Jon L. Setzer, Atty., 1101 Stahlman Bldg., Nashville, TN

ADRESS NEW OWNERS: M. Dean Anderson and wife,
Cynthia B. Anderson
3664 Baxter Road ,
Joelton, TN 37080

SEND TAX BILLS TO: Same

MAP-PARCEL NOS. Map 8, Parcel P/O 89 Tx

FOR AND IN CONSIDERATION OF the sum 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, we, Buford Blackwell and wife, Rebecca Blackwell, hereinafter called the Grantors, have bargained and sold, and by these presents to transfer and convey unto M. Dean Anderson and wife, Cynthia B. Anderson, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

Land in the 14th Civil District of Davidson County, Tennessee beginning at an iron pin in the northerly margin of Baxter Road, said pin being the southeast corner of Lot No. 2 of the property conveyed to Buford Blackwell and wife, Rebecca Blackwell, by deed of record in Book 4985, page 257, of the Register's Office of Davidson County, Tennessee; thence, North 4 degrees 30 minutes 00 seconds East, 167.0 feet to an iron pin; thence, North 85 degrees 22 minutes 35 seconds West, 118.0 feet to an iron pin; thence, North 4 degrees 23 minutes 54 seconds East, 881.64 feet to an iron pin; thence, South 85 degrees 36 minutes 08 seconds East, 215.54 feet to an iron pin in a fence line, said pin being in the westerly boundary of the property conveyed to James Albert Pate and wife, by deed of record in Book 4651, page 285, of the Register's Office of Davidson County, Tennessee.

Thence, with said fence the following courses: South 3 degrees 08 minutes 20 seconds West, 496.22 feet to a fence corner; South 87 degrees 57 minutes 01 seconds West, 21.62 feet to a fence corner; South 01 degrees 48 minutes 42 seconds West, 64.07 feet to a fence corner; South 87 degrees 02 minutes 41 seconds East, 19.59 feet to a fence corner; thence, South 2 degrees 21 minutes 48 seconds West, 487.87 feet to an iron pin in the northerly margin of Baxter Road; thence, with the northerly margin of Baxter Road, North 85 degrees 22 minutes 35 seconds West, 127.07 feet to the point of beginning, containing 5.02 acres, more or less.

Being a portion of Tract No. 1 of the property conveyed to Buford Blackwell and wife, Rebecca Blackwell, by Deed of record in Book 4985, page 257, of the Register's Office for Davidson County, Tennessee.

This is improved property known as 36 Baxter Rd., Joelton, TN 37080

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. Wherever 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 17th day of May, 1987.

Buford A. Blackwell
BUFORD BLACKWELL

Rebecca Blackwell
REBECCA BLACKWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Shirley A. Dobbs, a Notary Public in and for said County and State, the within named Buford Blackwell and wife, Rebecca Blackwell, 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 Davidson County, Tennessee, this 17th day of May, 1987.

Shirley A. Dobbs
Notary Public

SHIRLEY A. DOBBS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:
11-1-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is twelve thousand five hundred dollars ($12,500.00).

M. Dean Anderson
AFFIANT

Subscribed and sworn to before me this 17th day of May, 1987.

Shirley A. Dorris
Notary Public

SHIRLEY A. DORRIS NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
11-1-87

2675O

IDENTIFICATION REFERENCE

MAY 18 10 54 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

REGISTERED

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

12500.00- CAMT.
35.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 44.50-
B199A05/18/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.6.7 5 0

IDENTIFICATION REFERENCE

MAY 18 10 54 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 82724