FORM NO. WD-1

RE-RECORD BOOK 7777 PAGE 986
BOOK 7774 PAGE 196

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February 19 89

Notary Public

MY COMMISSION EXPIRES 11-12-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY I. DYKE TATUM, Attorney		
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203		
ADDRESS NEW OWNER (S) AS FOLLOWS	Mail Tax Bills To: Mortgagee:	MAP PARCEL NUMBER
Edward Lee Anderson, II (NAME)	c/o City Federal Savings Bank CityFed Mortgage Company (NAME)	100-0-15.02
7280 Indian Creek Road (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	08D 29800 STA
Nashville, TN 37209 (CITY) (STATE) (P O ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	

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, Patricia M. Harrington, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward Lee Anderson, II and Karen Sue Miller, Both Unmarried, as Joint Tenants With Right of Survivorship

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 8th Civil District of Davidson County, Tennessee, being more particularly described according to a survey made by John B. Kohl, III, dated January 27, 1989, as follows:

BEGINNING at an iron stake in the northeast corner of the property conveyed to James A. Johnson and wife, by deed from M. D. Holmes and wife, of record in Book 2905, page 377, Register's Office for said County; thence with said Johnson's northern boundary line South 67 degrees West 143 feet to an elm tree in C. DeMoss' line; thence with the northern boundary line of the Clarence DeMoss property North 36 degrees West 660 feet to a stake in DeMoss line and hickory pointers; thence North 39 degrees East 82 feet to a stake in a fence; thence North 40 degrees 30 minutes East 400 feet to a stake in two hackberry pointers; thence South 23 degrees East 308 feet to a point in the center of a 50-foot road; thence with the center of said Road South 42 degrees East 135 feet, South 19 degrees 30 minutes East 40 feet, South 5 degrees West 278 feet, South 6 degrees 15 minutes Fast 155 feet, and South 26 degrees 30 minutes East 297 feet to the center of Indian Creek Road; thence with the center of the same South 66 degrees West 25 feet; thence North 26 degrees 30 minutes West 295 feet to the BEGINNING, containing 6.15 acres, more or less.

Being the same property conveyed to John D. Harrington, Sr. and wife, Patricia M. Harrington by deed from Jesse E. Harrington and wife, Katharine Harrington of record in Book 3838, page 891, Register's Office for Davidson County, Tennessee. The said John D. Harrington, Sr. having since died.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is (unimproved / X improved) property, known as 7280 Indian Creek Road, Nashville, TN 37209
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 her hand this 15th day of February, 19 89

Patricia M. Harrington
Patricia M. Harrington

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia M. Harrington

the bargainor, with whom I am personally acquainted, * and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of February, 1989.

Commission expires 11-12-89

* or proved to me on the basis of satisfactory evidence

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted * and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

* or proved to be on the basis of satisfactory evidence.

Notary Public

WARRANTY DEED

FROM
Patricia M. Harrington,
Unmarried

TO
Edward Lee Anderson, II and
Karen Sue Miller, Both
[illegible] married

09619

Feb 17 9 10 AM '89

9578 02/23 0101 03CHECK 6.00

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

Feb 23 10 47 AM '89

RE-RECORD
10940

7982 02/17 0101 03CHECK 324.95