BOOK 7810 PAGE 393 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April, 19 89.

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Road #105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Mark P. Anderson (NAME)	National Mortgage Company (NAME)	107-05-0
1955 Dabbs Avenue (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	089.00
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	02DA 52630

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, Roy P. Angel and wife, Fannie L. Angel and A. D. Angel, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark P. Anderson and wife, Cynthia J. 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:

See Exhibit "A" attached for legal description incorporated herein by reference

2809 04/06 0101 03CHEDR 158.00

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unimproved ( )
This is improved (X) property, known as 1955 Dabbs Avenue Nashville TN 37217
(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 hand this 3rd day of March, 19 89

A. D. Angel
By:
Roy P. Angel Attorney in Fact

Roy P. Angel
Fannie L. Angel

Roy P. Angel Attorney in Fact

BOOK 7810 PAGE 394

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named ~~Roy P. Angel and wife, Fannie L.~~ Angel

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 Antioch, Tennessee, this 3rd day of April, 1989.

Notary Public

Commission Expires October 9, 1991

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public in and for the State and County aforesaid, personally appeared

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the of the a corporation, and that he as such executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as .

Witness my hand and official seal at , , this day of , 19 .

Notary Public

Commission Expires

WARRANTY DEED

FROM

TO

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of April, 1989 before me personally appeared Roy P. Angel, the person who executed the foregoing instrument on behalf of A. D. Angel, and acknowledged that he executed the same as the free act and deed of the said A. D. Angel, through Power of Attorney granted him by the said A. D. Angel.

Commission expires: 10-9-91

Notary Public

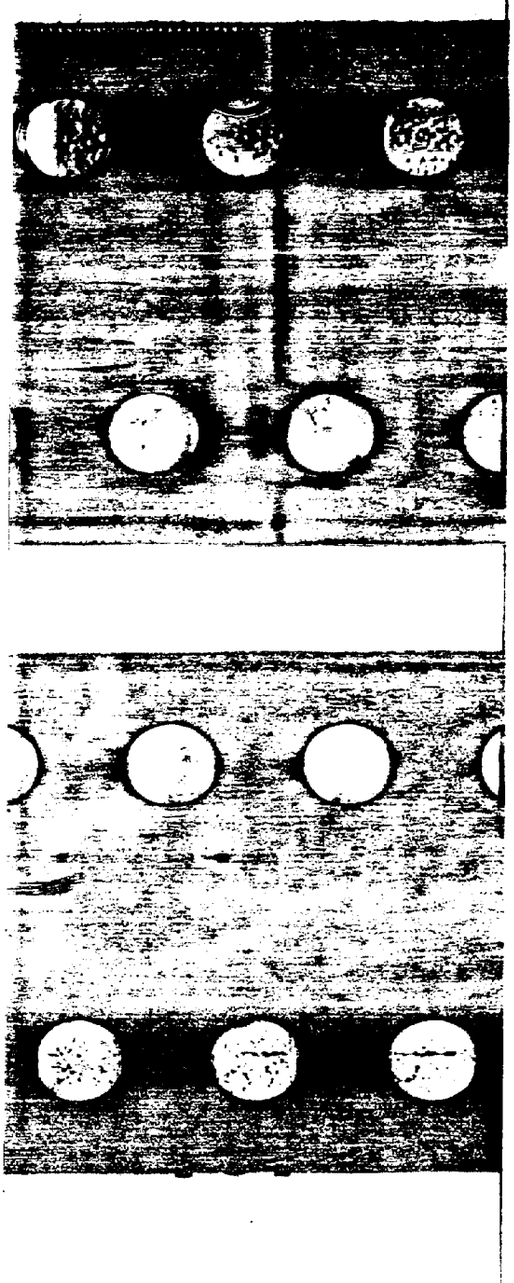
EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 61 and the northeasterly portion of Lot No. 62 on the Plan of Bel-Air Subdivision, Section 2 of record in Book 2900, Page 31, Register's Office for said County, to which reference is made for a more complete description, and described according to a survey made by John Kohl, dated September 29, 1970, as follows: Beginning in the southwesterly margin of Dabbs Avenue at the front common corner of Lot Nos. 60 and 61 of said Subdivision; thence with the line between said Lot Nos. 60 and 61, southwestwardly 93 ft. to a concrete monument at the common corner of said Lot Nos. 60, 61 and 62; thence with the line between said Lot Nos. 60 and 62, southwestwardly 56.5 ft. to the most easterly rear corner of the property conveyed to Maxine G. Hitt, by deed from New Haven Park Company, as of record in Book 3858, page 264, said Register's Office; thence with said Hitt's northeasterly line, northwardly 143.4 feet to the southerly margin of Dabbs Court; thence, along the margin of Dabbs Court, in an easterly direction along a curve a distance of 63.8 ft. to a concrete monument; thence, continuing along the margin of Dabbs Court eastwardly 15 feet to a concrete monument; thence, around a curve having a radius of 20 feet, southeastwardly 31.4 feet to a concrete monument in the southwesterly margin of Dabbs Avenue; thence along the margin of Dabbs Avenue southeastwardly 84 feet to the point of beginning.

Being the same property conveyed to Roy P. Angel et al by deed from Charles Edward McWhirter et al, of record in Book 5175, Page 841, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of A. D. Angel by Roy P. Angel as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 7810, Page 392, in the Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 7810 PAGE 396

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 45000.00
CON TX 148.50
PRFEE 0.50
WDEED 9.00
TOTAL 158.00
CHECK 158.00

04/06/89 01 09:49 0001 2809

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22419

IDENTIFICATION REFERENCE

APR 6 9 48 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 197231