File # 142

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,500.00

James H Pearson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 19 89

Notary Public

MY COMMISSION EXPIRES: 5/8/92
(AFFIX SEAL)

BOOK 7865 PAGE 118

THIS INSTRUMENT WAS PREPARED BY
MARK H. ANDERSON, ATTORNEY AT LAW, 2500 Hillsboro Road, Nashville, Tennessee 37212
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee:	MAP-PARCEL NUMBERS
Mid-American Properties, Inc. (NAME)	Howard W. Anderson et al (NAME)	51-2-52
324 Westchester Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 40048 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37204 (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, Howard W. Anderson and Doris Turner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mid-American Properties, Inc.

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 Davidson County, Tennessee, being Lot No. 31 on the Plan of Holiday Hills, Section 2, as of record in book 3700, page 19, Register's Office for said County.

Said Lot No. 31 fronts 200.34 feet on the easterly side of Westchester Drive and extends back 212 feet on the northerly line and 235.20 feet on the southerly line to a dead line, measuring 177.33 feet thereon.

Being the same property conveyed to Howard W. Anderson and Tennie Elizabeth Anderson by deed from Castleman Construction Company, a Tennessee Corporation, of record in Book 4053, page 853, Register's Office for Davidson County, Tennessee. The said Tennie Elizabeth Anderson died testate in Davidson County, Tennessee, and by her will probated October 9, 1979, and of record in Will Book 128, page 392 of the Probate Court Clerk's Office of Davidson County, Tennessee, devised her interest in said property to Howard W. Anderson and Doris Turner.

Sarah A. Anderson, wife of Howard W. Anderson and Carl Turner, husband of Doris Turner, join in this conveyance for the express purpose of conveying any right, title or interest they may have in the subject property.

4186

JUN 15 9 50 AM '89

5075 06/15 0101 03CHECK 377.75

unimproved ( )
This is improved (X) property, known as 304 Westchester Drive Madison, TN 37115
(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 our hands this 12th day of June, 19 89

Howard W. Anderson

Doris Turner

Sarah A. Anderson

Carl Turner

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard W. Anderson and wife, Sarah A. Anderson and Doris Turner and husband, Carl Turner

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 12th day of June, 1989.

Notary Public

Commission Expires 5/8/91

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

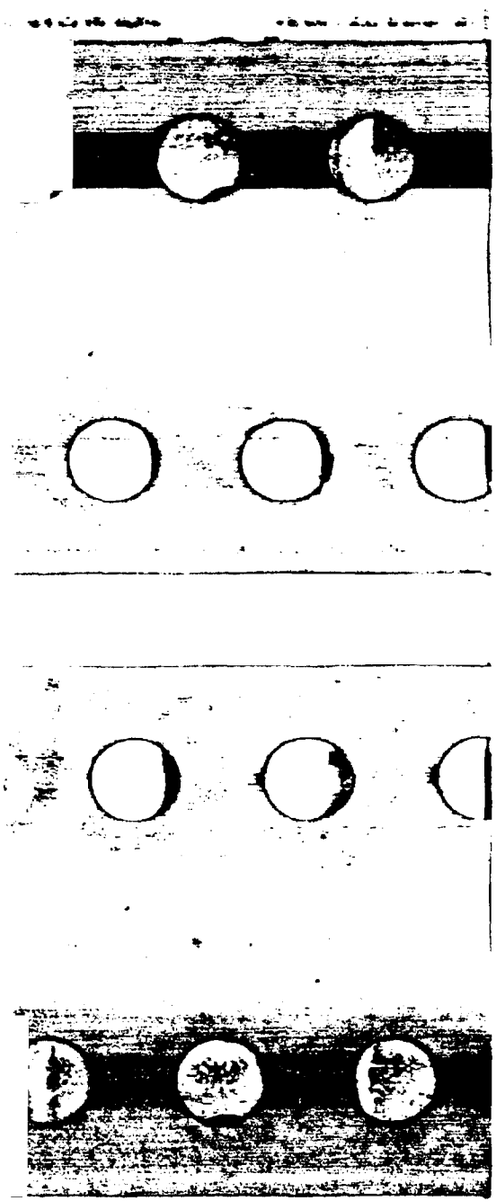
FROM

Howard W. Anderson and

Doris Turner

TO

Mid-American Properties, Inc.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7865 PAGE 120

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	
				112500.00
			CON TX	371.25
			PRFEE	0.50
			WDEED	6.00
			TOTAL	377.75
			CHECK	377.75

06/15/89 01 09:51 0001 5075

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41186

IDENTIFICATION REFERENCE

JUN 15 9 50 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 219402