WARRANTY DEED

THIS INSTRUMENT WAS PREPARED WITHOUT SEARCH BY:		
Harold E. Collins, Attorney 4800 Charlotte Avenue, Nashville, TN 37209		
NAME ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesse L. Anderson, et ux	SAME	Map 91.15
(NAME)	(NAME)	
5306 Nevada Avenue		Parcel 66.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209		25W-00335
(CITY) (STATE) (P.O.ZIP)	(CITY)(STATE)(ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIXTY-FOUR THOUSAND NINE HUNDRED 00/100 DOLLARS ($64,900.00) CASH IN HAND PAID TO THE GRANTOR BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, Ruby O. Anderson, Mildred O. Edens, Betty J. Smotherman and Carolyn Ann Easterbrook HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jesse L. Anderson and wife, Ruby O. 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:

BEING part of Block 13 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for said County, and part of an abandoned railroad right-of-way, described according to a survey made January 9, 1946, by E.R. Southgate, Surveyor, as follows:

BEGINNING on the northerly margin of Nevada Avenue, 320 feet east of the easterly margin of 54th Avenue, North or Richland Avenue; thence with the northerly margin of Nevada Avenue, eastwardly 50 feet; thence northwardly 200 feet to the southerly margin of an alley; thence with the southerly margin of said alley, westwardly 50 feet; thence southwardly 200 feet to the point of beginning.

Being the same property conveyed to Ruby O. Anderson, Mildred O. Edens, Betty J. Smotherman and Carolyn Ann Easterbrook by deed from Donald Arkovitz, Trustee, of record in Book 7810 Page 214 R.O.D.C. Tennessee.

Jesse L. Anderson, husband of Ruby O. Anderson, Jasper Edens, Husband of Mildred O. Edens, Glenn Smotherman, husband of Betty J. Smotherman, and Jack Easterbrook, husband of Carolyn Ann Easterbrook, join in this conveyance for the express purpose of conveying any and all right, title, and interest they have in and to the above described property by virtue of being married to the said respective Grantor.

Improved Property	5306	Nevada Avenue	Nashville	TN	37209
	(House Number)	(Street)	(City)	(State)	(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 13 day of June, 1989.

Ruby O. Anderson
RUBY O. ANDERSON

Jesse L. Anderson
JESSE L. ANDERSON

Mildred O. Edens
MILDRED O. EDENS

Jasper Edens
JASPER EDENS

Betty J. Smotherman
BETTY J. SMOTHERMAN

Glenn Smotherman
GLENN SMOTHERMAN

Carolyn Ann Easterbrook
CAROLYN ANN EASTERBROOK

Jack Easterbrook
JACK EASTERBROOK

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON) The actual consideration or value whichever is
[greater, for this transfer is: $64,900.00
[Subscribed and sworn to before me, this the 13 day of
[June, 1989.
[
[Affiant
[My commission expires: November 22-1989
[(Affix Seal)
[
[NOTARY PUBLIC
[

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

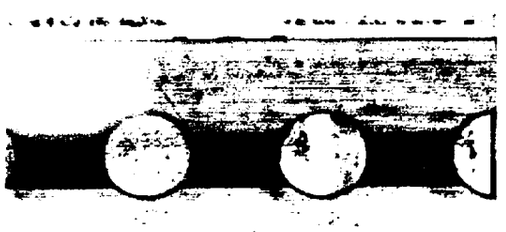
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruby O. Anderson, Jesse L. Anderson, Mildred O. Edens, Jasper Edens, Betty J. Smotherman, Glenn Smotherman, Carolyn Ann Easterbrook, Jack Easterbrook the bargainors, with whom I am personally 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.

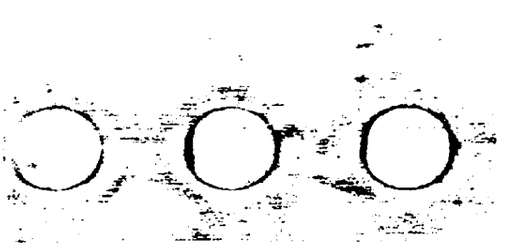
Witness my hand and official seal at Nashville, Tennessee, this 14th day of June, 1989

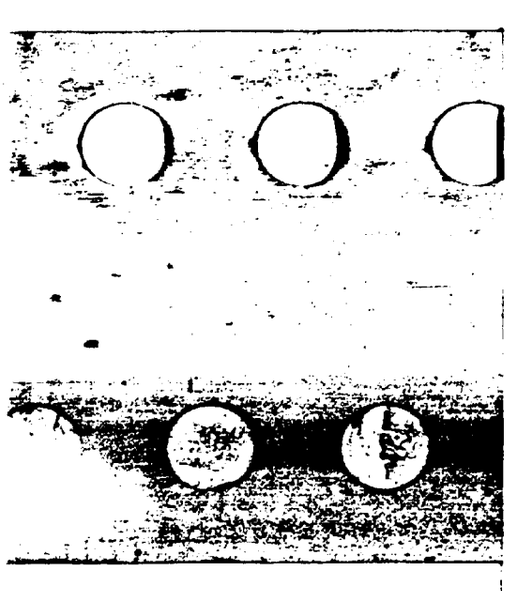
NOTARY PUBLIC

My commission expires: 11-12-89

57714
IDENTIF. TREFERENCE
AUG 14 3 12 PM '89
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.
$1.50
5417 08/14 0101 03CHECK 221-17







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7914 PAGE 508

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	64900.00
CON TX	214.17
PRFEE	1.00
WDEED	6.00
BANK	221.17
CHECK	221.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/14/89 01 15:14 0001 5617

57714

IDENTIF. REFERENCE

AUG 14 3 12 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 238394