This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, Third National Financial Center
Nashville, Tennessee 37219

BOOK 7926 PAGE 788

ADDRESS NEW OWNERS	SEND TAX BILLS TO:	MAP-PARCEL NO:
Jesse L. Tate	Same	Map 117-16
5107 Longstreet Drive		Parcel 51
Brentwood, TN 37027		
	Mortgagee: First American Bank	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, JAMES E. ANDERSON, JR., and wife, CAROLYN H. ANDERSON AND KATHERINE ANNE ANDERSON TERRY, and husband CHARLES R. TERRY hereinafter the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto JESSE L. TATE and wife, CAROLYN H. TATE, hereinafter the GRANTEES, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3, Plan of Maplehurst, Block M, as of record in Book 843, page 22 and 23, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 3 fronts 50 feet along the northerly margin of Grandview Drive and runs back 150 feet between parallel lines to a line at the rear, measuring 50 feet thereon.
>
> Being the same property conveyed to Mary P. Anderson by deed from J.B. Elizer and R.W. Terry, of record in Book 4236, page 559, Register's Office of Davidson County, Tennessee.
>
> The said Mary P. Anderson having since died vesting title in James E. Anderson, Jr., and Katherine Anne Anderson Terry by will, of record in Book 166, page 525, Probate Court for Davidson County, Tennessee.

This is improved property known as 1208 Grandview Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs, successors and assigns, forever.

GRANTORS do further covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for:

1. Taxes for 1989 a lien but not yet due and payable.

2. Sewer Easement, of record in Book 3503, page 302, Register's Office for Davidson County, Tennessee.

3. Subject to two existing Rental Leases.

And GRANTORS do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Further, GRANTORS do hereby assign to Grantees all of their right title and interest in and to (1) a Lease Agreement by and between Mary P. Anderson as Lessor and Stephen Walker as Lessee dated the 11th day of October, 1988 and (2) a Lease Agreement by and between Mary P. Anderson as Lessor and Chris W. Barker as Lessee dated January 30, 1989, and GRANTORS hereby assume all obligations of GRANTORS pursuant to such Lease Agreements.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hand as of this 28th day of August, 1989.

James E. Anderson, Jr.

Carolyn H. Anderson

Katherine Anne Anderson Terry

Charles R. Terry

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, R. L. Moore, a Notary Public of said county and state, James E. Anderson, Jr., the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 1989.

Notary Public

My Commission Expires: Nov 21, 1992

NOTARY PUBLIC AT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, R. L. Moore, a Notary Public of said county and state, Carolyn H. Anderson, the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 1989.

Notary Public

My Commission Expires: Nov. 21, 1992

NOTARY PUBLIC AT

STATE OF Alabama

COUNTY OF Jefferson

Personally appeared before me, Charlotte M. Hammond, a Notary Public of said county and state, Katherine Anne Anderson Terry, the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 1989.

Charlotte M. Hammond
Notary Public

My Commission Expires: MY COMMISSION EXPIRES AUGUST 5, 1990

STATE OF Alabama

COUNTY OF Jefferson

Personally appeared before me, Charlotte M. Hammond, a Notary Public of said county and state, Charles R. Terry, the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 1989.

Charlotte M. Hammond
Notary Public

My Commission Expires: MY COMMISSION EXPIRES AUGUST 5, 1990

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $82,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Jesse L. Tate

Sworn to and subscribed before me
this 28th day of August, 1989.

R L Moore
Notary Public
My Commission Expires: Nov. 26, 1992

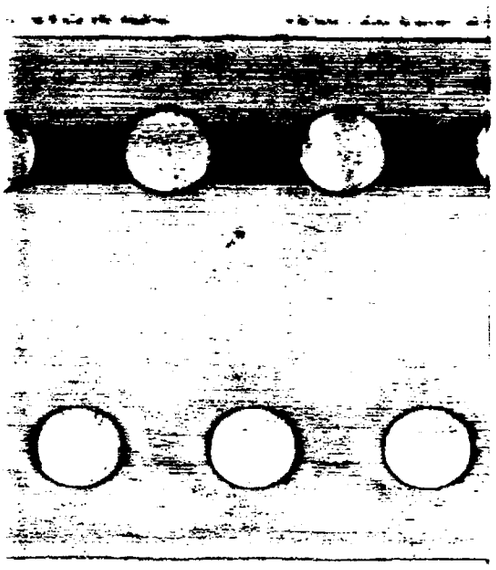
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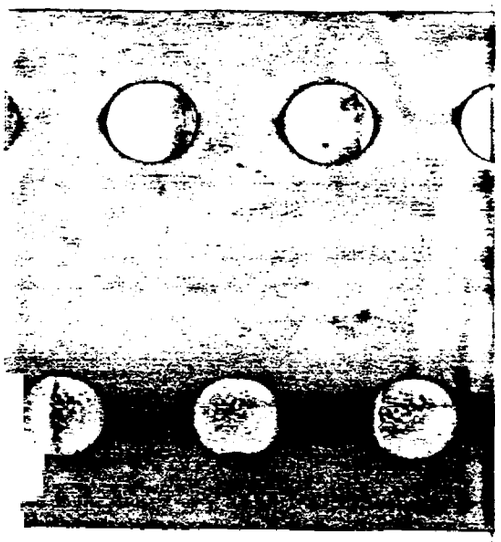
IDENTIFICATION REFERENCE

AUG 30 2 42 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

0975 08/30 0101 03CHECK 283.00





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7926 PAGE 792

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 82000.00
CON TX 270.60
PRFEE 1.00
WDEED 12.00
TOTAL 283.60
CHECK 283.60

08/30/89 01 14:44 0001 0975

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.2 2.2 1.

IDENTIFI REFERENCE

AUG 30 2 42 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 244173