MAP NO.: 83-13
PARCEL: 490

THIS INSTRUMENT PREPARED BY
JACKY O. BELLAR, ATTORNEY
CARTHAGE, TENNESSEE 37030

For and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged; We, **JAMES C. ANDERSON and wife, EVA B. ANDERSON,** have this day bargained and sold and by these presents do hereby transfer and convey unto **JAMES LEE ANDERSON and PEGGY JEAN STALLINGS, equally as tenants in common, their heirs and assigns,** a certain tract or parcel of land lying and being in Davidson County, Tennessee and being bounded and described as follows, to-wit:

BEING LOT NO. One Hundred Thirteen (113) on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, Page 130, Register's Office for said County. Said Lot No. 113 fronts 50 feet on the northerly side of Shelby Avenue and runs back between parallel lines 150 feet to an alley.

AND BEING the same property conveyed to Grantors by deed from Charles R. Hopper, et ux, dated April 9, 1968 of record in Deed Book 4226, Page 818, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions, easements and set-back lines applicable to said property and taxes for the year 1990 which have been assumed by Grantees.

TO HAVE AND TO HOLD said tract of land with appurtenances, estate, title and interest thereto belonging to the said **JAMES LEE ANDERSON and PEGGY JEAN STALLINGS, equally as tenants in common, their heirs and assigns,** forever.

We covenant with the Grantees that we are lawfully seized and possessed of said tract of land in fee simple; that we have a good and lawful right to convey it and that the same is unencumbered except as hereinabove set out.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said tract of land to the said **JAMES LEE ANDERSON and**

PEGGY JEAN STALLINGS, equally as tenants in common, their heirs and assigns, against the lawful claims of all persons whomsoever.

Grantors to give grantees immediate possession.

Grantees to assume the 1990 property taxes.

WITNESS our signatures, this the 21st day of March, 1990.

BOOK 8081 PAGE 323

James C. Anderson
JAMES C. ANDERSON

Eva B. Anderson
EVA B. ANDERSON

STATE OF TENNESSEE

COUNTY OF SMITH

Personally appeared before me, Jacky C. Bell, a Notary Public in and for the aforesaid County and State, the within named bargainors, JAMES C. ANDERSON and wife, EVA B. ANDERSON, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Carthage, Tennessee, this the 21st day of March, 1990.

Jacky C. Bell
Notary Public

My Commission Expires:
1-11-93

Send 1990 property tax notice to: Peggy Jean Stallings
Box 216 A
Rt. 2
Carthage, Tennessee 37030

STATE OF TENNESSEE, Smith COUNTY

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 30,000.00, which amount is equal to or greater than the amount which the property transferred would command as a fair voluntary sale.

Peggy Jean Stallings
Affiant

Subscribed and sworn to before me this the 21st day of March 1990

Jacky C. Bell
Notary Public

My Commission Expires: 1-11-93

IDENTIF. TREFERENCE

APR 4 2 49 PM '90

DAVIDSON COUNTY TN.

16385



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

RECEIVED OF _____

FOR _____

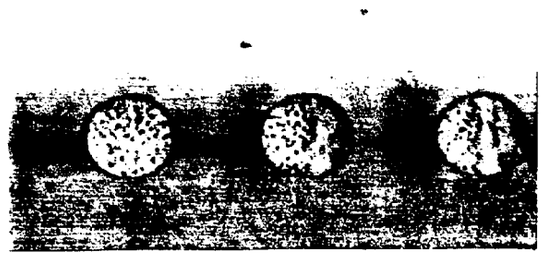
BOOK 8081 PAGE 324



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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	30000.00
			CON TX	99.00
			CON TX	99.00
			PRFEE	1.00
			WDEED	6.00
			VOID	
			CON TX	99.00-
			TOTAL	106.00
			CASH	106.00
		04/04/90	01	14:48 0001 8186

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



11638.5

IDENTIFICATION REFERENCE

Apr 4 2 49 PM '90

DAVIDSON COUNTY TN.

No. 307338