Box 17

BOOK 8225 PAGE 443

THIS INSTRUMENT WAS PREPARED BY: M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

| Address of New Owner(s): | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| David Anderson<br>2010 8th Avenue South<br>Nashville, TN 37204 | Same | Map 81-11<br>Parcel 188 |

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

I, Virginia B. Sherling, Executrix of the Estate of Randolph Sherling, deceased,

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

David Anderson

hereinafter called the Grantee(s), 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 Lot No. 401 on the Map of the Addition to the Town of McGavock as of record in Book 21, page 41, Register's Office for said County, and being known as Lot No. 3 on the map of a Resubdivision of said Lot No. 401, as mentioned in the Will of Ed Mrzena, of record in Will Book 62, page 361, Office of and County Clerk for said County, and described as follows:

Beginning at a point in the east margin of 18th Avenue, North as now widened, in the common line between Lots 401 and 402, being in the south line of Lot 401; thence easterly along the line between said Lots 186.3 feet, more or less, to the west margin of an alley; thence with the margin of the same, northerly 28 feet to a point; thence westerly 180.2 feet, more or less, in the easterly margin of 18th Avenue, North, as now widened; thence with the margin of the same, southerly 28 feet to the beginning.

Being the same property conveyed to Randolph Sherling by deed from Nashville 10 Corporation of record in Book 6755, page 323, Register's Office for Davidson County, Tennessee. The said Randolph Sherling having since died and Virginia B. Sherling having been appointed Executrix of the estate with full power to convey of record in Will Book 171, page 84, Probate Court, Davidson County, Tennessee, Estate No. 95396.

unimproved ( )
This is improved (x) property, known as 1634 D.B. Todd Blvd., Nashville, TN

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 assigns, to warrant and defend title 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 my hand this 24th day of October, 1990.

Virginia B. Sherling Exec.
VIRGINIA B. SHERLING
Executrix of the Estate of
Randolph Sherling

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Virginia B. Sherling, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of October, 1990.

My Commission Expires:
11-24-93

Phyllis Keenon
NOTARY PUBLIC

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is $7,400.00.

David C. Anderson
AFFIANT

Subscribed and sworn to before me this 24th day of October, 1990.

My Commission Expires:
11-24-93

Phyllis Keenon
NOTARY PUBLIC

68062

IDENTIF. TREFERENCE

Oct 26 12 56 PM '90
FELIX Z. WILSON CLERK & MASTER
DAVIDSON COUNTY TN.

3955 10/26 0101 03CHECK 31.42

**OFFICIAL RECEIPT**

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



RECEIVED OF _____

FOR _____

BOOK 8225 PAGE 445

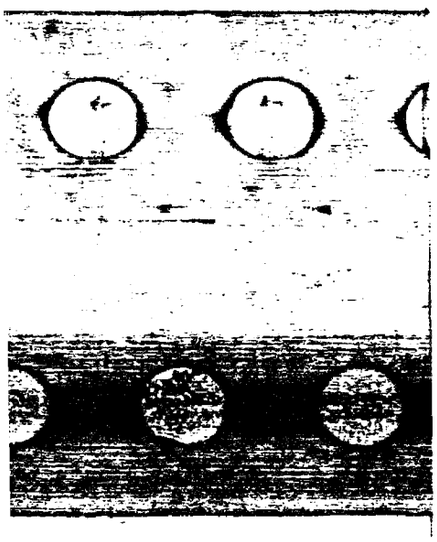
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | |

CAMT 7400.00
CON TX 24.42
PRFEE 1.00
WDEED 6.00
TOTAL 31.42
CHECK 31.42

10/26/90 01 12:57 0001 3955

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



68062

IDENTIF. REFERENCE

OCT 26 12 56 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 368110