BOOK 8354 PAGE 233

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 15,000.00

Affiant

Sworn to and subscribed before me this 16 day of May, 1991.

Notary Public

My Commission Expires: May 7, 1994

WM. BUFORD GATES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MAY 17 2 02 PM '91

IDENTIFICATION REFERENCE

PICK-UP
15177.

This instrument prepared by:

Robert F. Spann, Attorney, First American Center, Suite 1445
Nashville, Tennessee 37238-1445

Address - New Owner:	Send tax bills to:
Sarah A. Anderson 1708 Graybar Lane Nashville, Tn 37215	Same

Map - Parcel Number:

Map 118-7
Par 161

3119 05/17 0101 03CHECK 254.50

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Arthur M. Ford, unmarried, hereinafter called grantor, have bargained and sold, and by these presents do transfer and convey unto Sarah A. Anderson, hereinafter called grantee, her 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. 13 of Block "D" on the plan of Berry Hills Gardens, as of record in Book 1130, page 36, Register's Office for said county.

Said Lot No. 13 fronts 80 feet on the east side of Bransford Avenue and runs back between parallel lines, 131.8 feet to a dead line.

Being the same property conveyed to Arthur M. Ford by deed from James B. Proctor and wife, Billie M. Proctor of record in Book 5425, page 839, Register's Office for Davidson County, Tennessee, and the same property conveyed to Arthur M. Ford by Quitclaim Deed from James M. Jones, Trustee, of record in Book 5832, page 275, Register's Office for Davidson County, Tennessee.

This is improved property known as 2808 Bransford Avenue, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the same property, with all appurtenances, estate, title, and interest thereto belonging to the grantees, her heirs and assigns forever; and I do covenant with

the said grantee that I am lawfully seised 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 I do further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said grantee , 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 16 day of MAY, 1991.

Arthur M. Ford

ARTHUR M. FORD

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ARTHUR M. FORD, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 16 day of May, 1991.

NOTARY PUBLIC

My Commission Expires: 11-26-94



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8354 PAGE 235

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	75000.00
CON TX	247.50
PRFEE	1.00
WDEED	6.00
TOTAL	254.50
CHECK	254.50

05/17/91 01 14:03 0001 3119

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15177

IDENTIFICATION REFERENCE

MAY 17 2 02 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 422712