This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 8412 PAGE 853

ADDRESS NEW OWNER:
Barbara J. Anderson
625 Anderson Lane
Madison, TN 37115

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Citizens Fidelity Bank and Trust Company
c/o PNC Mortgage Servicing Company
Louisville, KY 40296

MAP AND PARCEL:
MAP 43-6
PARCEL 124
11D-23815

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Mary Evelyn Craft, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Barbara J. Anderson, unmarried , 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 Lot 48 on the Plan of Farview, Section 2, as of record in Book 3600, Page 6, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to James R. Craft, Sr. and wife, Mary Elveyn Craft, by deed from John W. Gibson and wife, Bessie S. Gibson of record in Book 3979, Page 893, Register's Office for Davidson County, Tennessee. The said John W. Gibson is now deceased.

This is the same description as in previous deed of record.

This conveyance is subject to minimum building setback lines, public utility and drainage easement and utility anchor easement of record in Book 3600, Page 6, said Register's Office.

This is improved property known as 625 Anderson Lane, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Barbara J. Anderson, unmarried, their heirs and assigns, forever; and we, Mary Evelyn Craft, unmarried 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 31st day of July, 1991.

Mary Evelyn Craft

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mary Evelyn Craft, unmarried 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of July, 1991.

NOTARY PUBLIC

My Commission Expires: 5-22-93

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 47,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of July, 1991.

NOTARY PUBLIC
My Commission Expires: 5-22-93

3645.8

IDENTIFICATION REFERENCE

AUG 2 2 29 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0495 08/02 0101 03CHECK 184.00



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

RECEIVED OF _____

FOR _____

BOOK 8412 PAGE 855

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 48000.00
				CON TX 177.60
				PRFEE 1.00
				WDEED 6.00
				TOTAL 184.60
				CHECK 184.60
08/02/91	01			14:32 0001 0495

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36458.

IDENTIFICATION REFERENCE

AUG 2 2 29 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 447089