CAR4542
JJA002-002

BOOK 8427 PAGE 162

FROM: Hobbs Corporation

TO: James E. Anderson, Jr
and wife, Noel Anderson

THIS INSTRUMENT PREPARED BY:
DEARBORN & EWING, ATTORNEYS
SUITE 1200, ONE SOVRAN PLAZA
NASHVILLE, TENNESSEE 37239-1200

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| James E. Anderson, Jr. and wife, Noel Anderson | SAME | Map 131-1-H Parcel 15 |
| 302 Windemere Woods Dr. Nashville, Tn. 37215 | | |

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $212,000.00.

James E. Anderson Jr.
Affiant

Subscribed and sworn to before me, this the 23rd day of August, 1991.

Carol A. Parker
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE AT LARGE

My Comm. Expires: 3/27/93

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Hobbs Corporation, a Tennessee corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto James E. Anderson, Jr. and wife, Noel Anderson, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 302 Windemere Woods Drive, Nashville, Tennessee 37215.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors, assigns, 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 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 23rd day of August, 1991.

HOBBS CORPORATION

By _____
Jack H. Dalton, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jack H. Dalton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of Hobbs Corporation, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville Tennessee, this the 23rd day of August, 1991.

_____
NOTARY PUBLIC

My Commission Expires: 3/27/93

EXHIBIT A BOOK 8427 PAGE 164

Land in Davidson County, Tennessee, being Lot No. 15 on the plan of A Revised Plat of Phase I and II, Windemere, of record in Book 6900, page 616, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the the same property conveyed to Hobbs Corporation by Warranty Deed from Hallie Taylor Warner, of record in Book 7074, page 740, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1991 Metropolitan Government taxes.

2. Terms, conditions, easements, rights and liens as set forth in the Declaration of Protective Covenants, Conditions and Restrictions for Windemere (Phase I), and the ByLaws appended thereto, of record in Book 6958, page 576, as amended in Book 7173, page 35, and further amended in Book 7495, page 647, said Register's Office.

3. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 3913, page 129, said Register's Office.

4. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 3921, page 515, said Register's Office.

5. All matters as shown on the plan of record in Book 2083, page 45, including but not limited to an 80' minimum building set back line along Hobbs Road.

6. All matters as shown on the Plan of record in Book 6900, page 616, said Register's Office.

7. Rights of others in and to the common areas.

8. All matters as shown on the Mortgage Loan Inspection made by Advance Land Surveying dated August 15, 1991, including the encroachment of the steps, chimney and the air-conditioning units over the 20' minimum building set back line and onto the 20' public utility and drainage easement along the rear line of lot and the encroachment of the concrete patio over the 20' minimum building set back line, the 20' public utility and drainage easement and onto the 8" sanitary sewer line along the rear lot line.

6330 08/23 0101 03CHECK 794.40

41433

Aug 23 3 18 PM '91

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

RECEIVED OF _____

FOR _____

BOOK 8427 PAGE 165

| | | |
|---|---|---|
| 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 212000.00
CON TX 784.40
PRFEE 1.00
WDEED 9.00
TOTAL 794.40
CHECK 794.40

08/23/91 01 15:19 0001 6330

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41433

IDENTIFICATION

Aug 23 3 18 PM '91

No. 452832