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car4630/mmt:09/09/91
RRK005

FROM: MICHAEL D. KOLOKITHAS AND WIFE, GRETCHEN KOLOKITHAS

TO: DONALD R. ANDERSON AND WIFE, SANDRA L. ANDERSON

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

File Box 6 Can

Address New Owner as follows: Donald R. Anderson and wife, Sandra L. Anderson, 1612 Robards Way, Hermitage, Tn. 37076

Send Tax Bills to: Fidelity Federal Savings & Loan Assn., 401 Union Street, Nashville, TN 37219-1788

Map-Parcel No. Map 86-7 Parcel 183

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $82,759.13.

Affiant

Subscribed and sworn to before me, this the 10th day of September, 1991.

Notary Public

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, We, Michael D. Kolokithas and wife, Gretchen Kolokithas, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Donald R. Anderson and wife, Sandra L. 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 1612 Robards Way, Hermitage, Tennessee 37076.

Upon delivery of this General Warranty Deed, Grantees hereby agree to assume the indebtedness secured by a Deed of Trust of record in Book 7765, page 126, Register's Office for Davidson County, Tennessee, payable to Fidelity Federal Savings & Loan Association.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs, 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 10th day of September, 1991.

Michael D. Kolokithas, By Gretchen Kolokithas as Attorney in-Fact
Michael D. Kolokithas, by Gretchen Kolokithas, Attorney-in-Fact

Gretchen Kolokithas
Gretchen Kolokithas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gretchen Kolokithas, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 10th day of September, 1991.

Carol C. Rauch
NOTARY PUBLIC

My Commission Expires: 3/27/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gretchen Kolokithas, to me known to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Michael D. Kolokithas, the bargainor, and acknowledged that she executed the same as the free act and deed of said Michael D. Kolokithas for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 10th day of September, 1991.

Carol C. Rauch
Notary Public

My Commission Expires: 3/27/93

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 251, Re-subdivision of Lots 251 & 252 of Jackson's Retreat, Phase 5-B of record in Book 6050, page 322, Register's Office for Davidson County, Tennessee.

Said Lot No. 251 fronts 65.50 feet on the southwesterly side of Robards Way and runs back 136.03 feet on the northwesterly lot line and 140.00 feet on the southeasterly lot line to a line in the rear which measures 65.62 feet thereon.

Being the same property conveyed to Michael D. Kolokithas and wife, Gretchen Kolokithas by deed from Phillips Builders, Inc., of record in Book 7765, page 123, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1991 Metropolitan Government taxes.

2. All matters as shown on the plan of record in Book 6050, page 322, said Register's Office.

3. Restrictive covenants of record in Book 6806, page 256, said Register's Office.

4. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions of record in Book 5741, page 360, said Register's Office.

5. The survey made by John Kohl & Company, P.C., dated January 13, 1989, shows the concrete driveway encroaches the 8 foot utility and drainage easement on the northerly line.

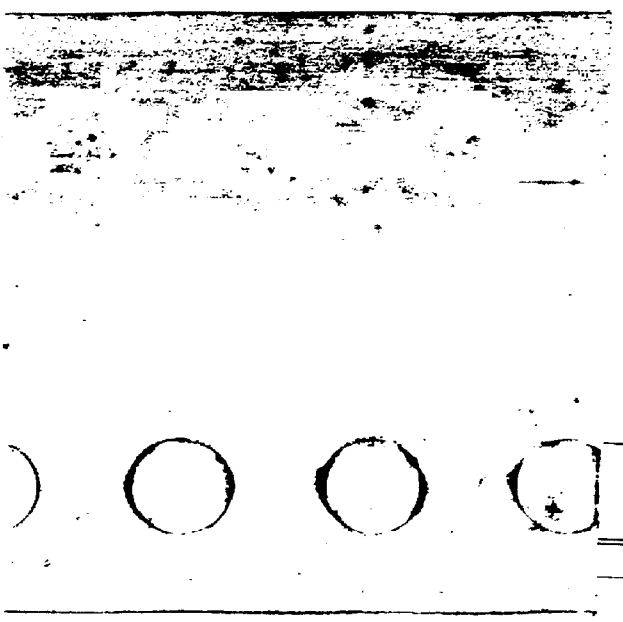
6. Rights of others in and to the common areas.

9751 09/11 0101 03CHECK 316.36

45940

IDENTIFICATION

SEP 11 11 54 AM '91



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 82759.13
CON TX 306.36
PRFEE 1.00
WDEED 9.00
TOTAL 316.36
CHECK 316.36

09/11/91 01 11:55 0001 9751

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



4.5.9.4.0.

IDENTIFICATION REFERENCE

SEP 11 11 54 AM '91

No. 458004