Box 1

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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:
Tommy E. Ward 7170 Douglas Road Joelton, TN 37080	Same	Map 21 Parcel 51

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;
5364 04730 0101 03CHECK 340.00

we, Steven T. Anderson and wife, Janis T. Anderson

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

Tommy E. Ward, Kenneth W. Ward and Brian D. Spain

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:

A tract of land in the 14th Civil District of Davidson County, Tennessee, being Tract No. 5 as shown on survey of the Division of George E. Anderson's Farm made by Stephen A. Draper, September 22, 1959, described as follows: Beginning at the intersection of the center line of Highway U.S. 41 or Clarksville Pike and the center line of Bernard Road; thence with the center line of said Bernard Road south 87 deg. east 668.1 feet; thence north 3 deg. 30' west 1,061 feet; thence north 81 deg. west 475 feet; thence south 2 deg. 15' west 540; thence south 64 deg. west 393 feet to the center line of Highway U.S. 41 or Clarksville Pike; thence with the center line of the same southeasterly 425 feet to the beginning, containing 15 acres, more or less.

Being the same property conveyed to Steven T. Anderson and wife, Janice T. Anderson by deed from Edward Clive Anderson, Sr. of record in Book 5976, page 940, Register's Office for Davidson County, Tennessee. The said Janice T. Anderson and Janis T. Anderson being one and the same person.

Included within the above description but specifically excluded herefrom are two (2) certain tracts of land previously conveyed out of said tract: The first being a .91 acre tract conveyed to Jerry E. Gregory of record in Book 3098, page 517 and an 11.33 acre tract conveyed to Woodlawn Memorial Park of Nashville, Inc. a Tennessee Corporation of record in Book 3531, page 365. After conveying the two tracts there is left in said original tract 3.67 acres more or less.

This description is the same as used in previous deed.

This is improved property at 6210 Clarksville Pike.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with the said Grantee(s) 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 our hands this 27th day of April, 1992.

Steven T. Anderson
STEVEN T. ANDERSON

Janis T. Anderson
JANIS T. ANDERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven T. Anderson and Janis T. Anderson, the within named 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of April, 1992.

My Commission Expires:
4-24-93

Phyllis Keenan
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $90,000.00.

Tommy E. Ward
AFFIANT

Subscribed and sworn to before me this 27th day of April, 1992.

My Commission Expires:
4-24-93

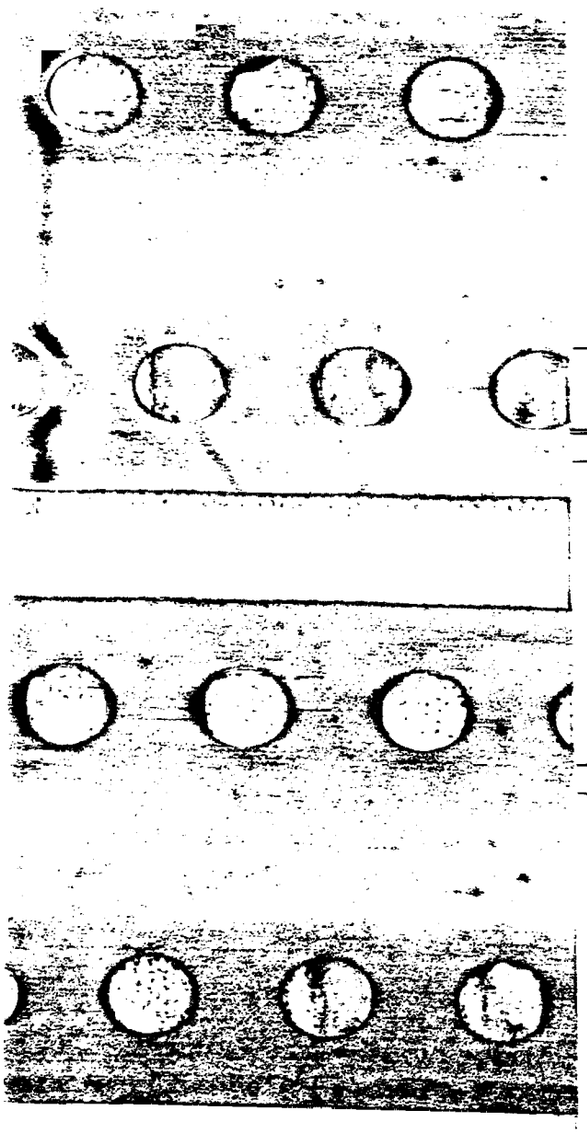
Phyllis Keenan
NOTARY PUBLIC

059936

IDENTIF. TREFERENCE

APR 30 9 42 AM '92

FELIX [illegible]
DAVIDSON COUNTY TN.



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	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	6.00
TOTAL	340.00
CHECK	340.00

04/30/92 01 09:41 0001 536

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05936

IDENTIF. TREFERENCE

APR 30 9 43 AM '92

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 526143