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89426

This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

IDENTIFICATION REFERENCE

FEB 4 12 47 PM '93

WILLIAM R. WILSON II REGISTER
DAVIDSON COUNTY, TN

NEW OWNER:	SEND TAX BILL:	MAP & PARCEL:
J. Timothy Carroll and wife, Andrea W. Carroll 113 Brighton Close Nashville, TN 37205	SAME	104-13-0-F 113

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

J. Timothy Carroll
AFFIANT

Sworn to and subscribed before me
this 29th day of January, 1993.

NOTARY PUBLIC

My Commission Expires: 4/2/93

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 is hereby acknowledged, **WE, EDWIN B. ANDERSON AND WIFE, ANNA MARIE C. ANDERSON**, hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto **J. TIMOTHY CARROLL AND WIFE, ANDREA W. CARROLL**, hereinafter called the **"GRANTEES"**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 113, Phase 1-B on the plan of Brighton Close Phase 1-A, 1-B, 1-D and Phase II, of record in Book 7900, page 136, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Edwin B. Anderson and wife, Anna Marie C. Anderson, by warranty deed from G & W Partners, a Tennessee general partnership composed of George Gianikas, Steve R. Wherry and Albert J. Dale, Jr., of record in Book 8127, page 440, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to 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, except as follows:

1. Davidson County taxes for the year 1993 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel No. 104-13-0-F 113.

2. All matters appearing on the Plan of Brighton Close, Phase 1A, 1B, 1D and Phase II, as of record in Plat Book 7900, page 136, Register's Office for Davidson County, Tennessee.

3. Restrictions contained in instruments of record in Book 7522, page 108, Book 7557, page 621, Book 7803, page 458, Book 7807, page 500, Book 7871, page 343, Book 8698, page 557, Book 8561, page 812, Book 8561, page 824, Book 8561, page 834, Book 8561, page 839, Book 8561, page 844, Book 8561, page 819, and Book 8561, page 829, Register's Office for Davidson County, Tennessee.

4. Easement dated June 9, 1980 for joint ingress and egress of record in Book 5612, page 139, Register's Office for Davidson County, Tennessee.

AND GRANTORS DO FURTHER covenant and bind themselves, their 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.

This improved property is known as 113 Brighton Close, Nashville, Tennessee 37205.

WITNESS, our hands this 29 day of January, 1993, in Franklin, Tennessee.

Edwin B. Anderson
EDWIN B. ANDERSON

Anna Marie C. Anderson
ANNA MARIE C. ANDERSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Edwin B. Anderson and wife, Anna Marie C. Anderson, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

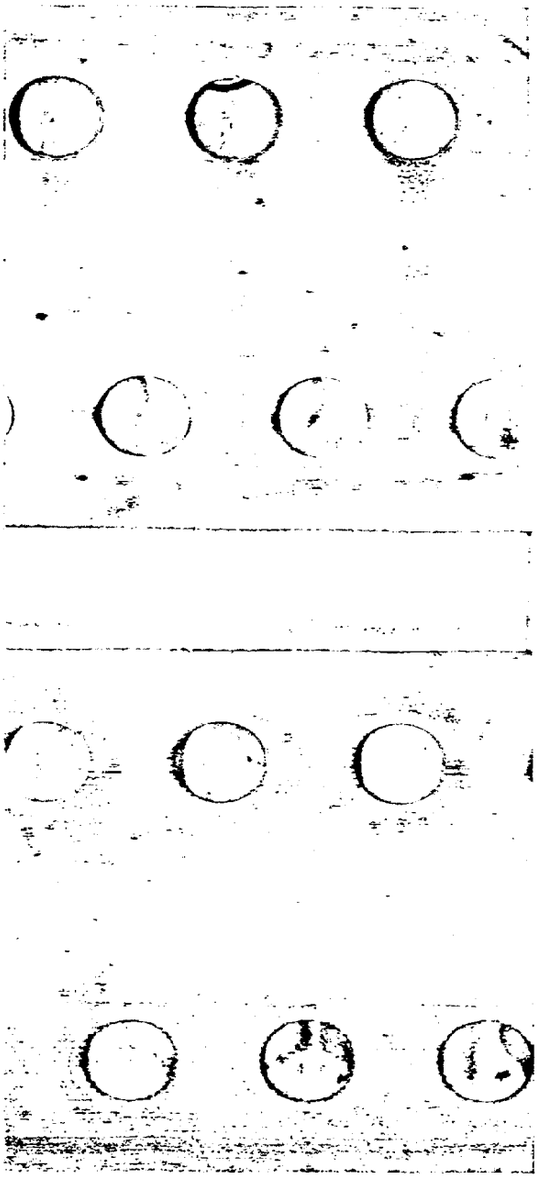
Witness my hand this 29 day of January, 1993 in Franklin, Tennessee.

HALE

Notary Public

My Commission Expires:

4-21-93



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 235000.00
				CON TX 869.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 882.50
				CHECK 882.50
			02/04/93 01	12:46 0001 9633

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89426

IDENTIFICATION REFERENCE

FEB 4 12 47 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 618152