Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Henry G. Anderson, et ux P.O. Box 345 1029 Lennox Avenue Ridgetop, TN 37152	Same as New Owner	To be ASSIGNED Parcel

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, LOU IRIS WEBB, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto HENRY G. ANDERSON and wife, DORIS P. ANDERSON, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated January 14, 1993, as follows:

TRACT 1: BEGINNING at an iron pin (new), the most southwest corner of this tract, a corner to C. H. Phelan (Deed Book 5831, page 265), and a corner to Charles K. Southgate (Deed Book 6661, page 56); thence, with said Southgate for the next three calls as follows: N. 35 deg. 27' 15" E. 337.68 feet to an iron pin (new) by a 24-inch hackberry tree; thence, N. 62 deg. 23' 18" E. 303.56 feet to an iron pin (new); thence, N. 34 deg. 32' 21" E. 292.11 feet to an iron pin (old), corner to said Southgate, and in the line of Timothy P. Redding (Deed Book 8599, page 378); thence, with said Redding, S. 84 deg. 47' 59" E. 135.97 feet to an iron pin (old), corner to said Redding, and in the line of Farris Wayne Drake (Deed Book 4927, page 821); thence, with the line of said Drake, and then the line of J. R. McCasland (Deed Book 1225, page 215) S. 07 deg. 36' 16" W. 473.69 feet to an iron pin (new) in the line of said McCasland; thence, S. 74 deg. 10' 02" W. 716.93 feet to an iron pin (new) in the line of said Phelan; thence, N. 32 deg. 35' 56" W. 25.00 feet to the beginning, containing 5.01 acres, more or less.

BEING the same property conveyed to Lou Iris Webb, a single woman, by Executor's Quitclaim Deed from C. H. Phelan, Jr., Executor, et al, recorded simultaneously herewith.

This conveyance is made subject to the non-exclusive easement for ingress and egress and for utilities as set forth and described in the Executor's Quitclaim Deed from C. H. Phelan, Jr., Executor, et al, to Lou Iris Webb, recorded simultaneously herewith.

The foregoing description was prepared from a survey dated January 14, 1993, and revised June 11, 1993, by Ray G. Cole, Registered Land Surveyor No. 924.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1993, which are a lien but not yet due and payable and which will be prorated between the Phelan Heirs when the tax bills are received.

And I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS my hand on this the 20th day of Sept., 1993.

"GRANTOR"

Lou Iris Webb
LOU IRIS WEBB

"GRANTEES"

Henry G. Anderson Jr.
HENRY G. ANDERSON

Doris P. Anderson
DORIS P. ANDERSON

1993 09/21 0101 03CHECK 120.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOU IRIS WEBB, HENRY G. ANDERSON and DORIS P. ANDERSON, 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, at office, this the 20th day of Sept., 1993.

Adair Parrish
NOTARY PUBLIC

My Commission Expires: 1/23/94

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Doris P. Anderson
Affiant

Sworn to and subscribed before me, this the 20th day of Sept., 1993.

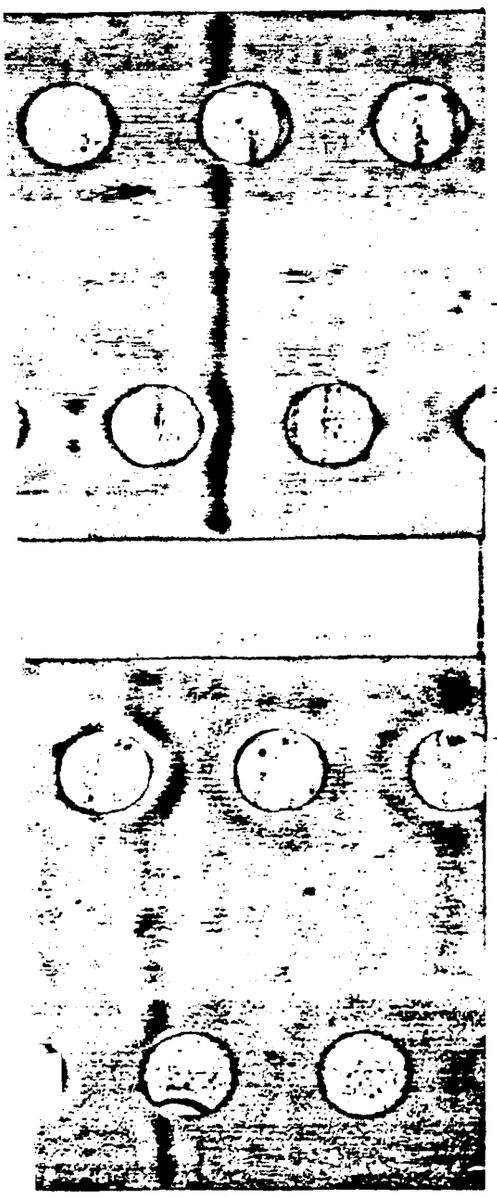
Adair Parrish
NOTARY PUBLIC

My Commission Expires: 1/23/94

64873
IDENTIFICATION REFERENCE

93 SEP 21 AM 8:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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



RECEIVED OF _____

FOR _____

BOOK 9086 PAGE 144

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 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 8.00
TOTAL 120.00
CHECK 120.00

09/21/93 01 08:33 0001 7478

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64873
IDENTIF. & REFERENCE

93 SEP 21 AM 8:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 699882