This instrument prepared by:
THOMAS N. JONES
339 Main Street
Franklin, Tn. 37064

BOOK 9235 PAGE 857

94 FEB -1 AM 9:01
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 13106

NEW OWNER:
Kenneth & Donna Anderson
917 Russell Street
Nashville, TN

SEND TAX BILL TO:
Same

MAP & PARCEL:
82-16-110
18W-03440

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 of which is hereby acknowledged, **E.F. INMAN** hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **KENNETH E. ANDERSON and wife, DONNA B. ANDERSON** 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 the West 66 feet of Lot No. 51 on the Map of Borrow's Addition to Edgefield, as of record in Plan Book 1, Page 13, of the Chancery Court of Nashville, and at the northwest triangular part of Lot No. 2 on the Map of the Subdivision of Lot No. 15, Payne's Addition to Edgefield, of record in Book 21, Page 103, Register's Office for said County, described together as follows:
>
> Beginning at a point on the North margin of Russell Street at the common corner of Lots 50 and 51 of the Barrow's Addition to Edgefield; thence easterly along the North margin of said street 66 feet to a point; thence at right angles and in a northerly direction 170 feet to a point in the South margin of a 16 foot alley; thence westerly with the South margin of said alley 66 feet to the dividing line between the said Lots 50 and 51; thence at right angles southerly 170 feet to the point of beginning.
>
> Being the same property conveyed to E.F. Inman by deed from Jack D. Rainey, Jr., Jack D. Rainey, Sr. and wife, Marjorie Rainey of record in Book 5444, page 556, Register's Office of Davidson County, TN.

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 he 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;

Subject to the following restrictions and conditions:

1. 1994 taxes are a lien against the property, but not yet due and payable.

2. The Plans of record in Plan Book 1, page 13 of Chancery Court of Davidson County and Deed Book 21, page 103, Register's Office of Davidson County, Tennessee.

3. Subject to any and all building and zoning regulations of City, County and State.

4. Encroachment of the retaining wall and concrete extending onto Lot No. 2, the adjoining property, in accordance with the loan inspection survey of John Kohl & Company, P.C., dated January 14, 1994.

AND I, ELIZABETH S. INMAN, spouse of Grantor, join herein for the purpose of conveying any and all rights, title, and interest I may have in the property, by virtue of marriage.

AND GRANTOR DOES FURTHER covenant and bind himself, his successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 917 Russell Street, Nashville, Tennessee.

WITNESS MY HAND this 28th day of January, 1994 in Franklin, TN.

E.F. INMAN

ELIZABETH S. INMAN

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared E.F. INMAN and ELIZABETH S. INMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

Witness my hand and seal this 28th day of January, 1994.

NOTARY PUBLIC

My Commission Expires: 6-3-97

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

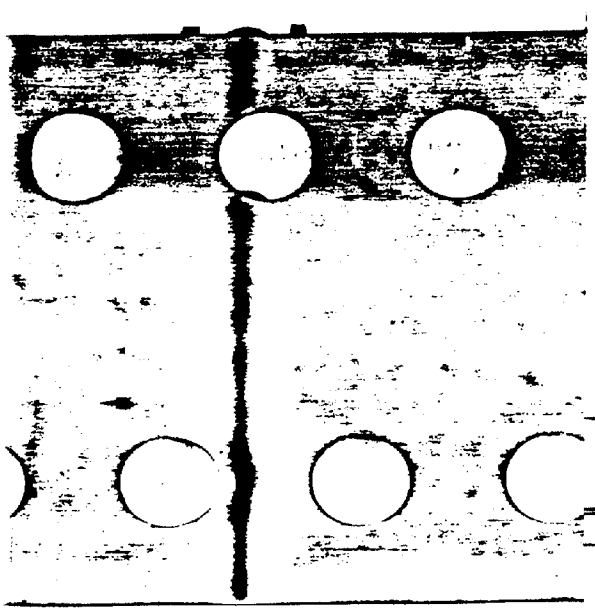
AFFIANT

Sworn to and subscribed before me this 28th day of January, 1994.

NOTARY PUBLIC

My commission expires: 8/11/97

0571 02/01 0101 03CHECK 157.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

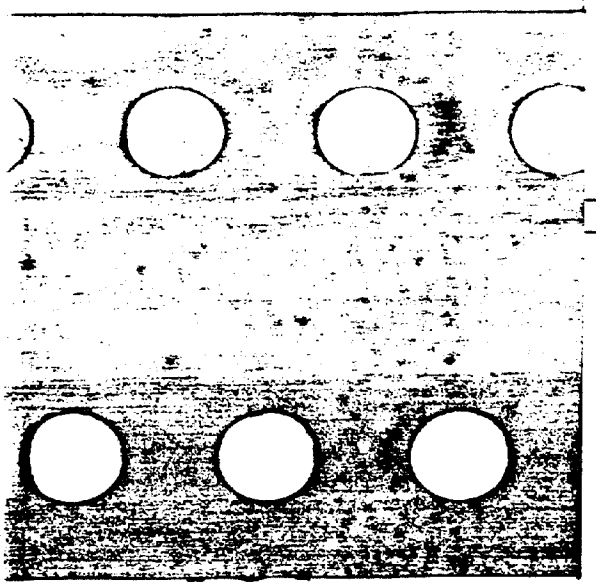
RECEIVED OF _____

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 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 8.00
TOTAL 157.00
CHECK 157.00

02/01/94 01 [illegible] 0001 0571

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13106
IDENTIF. ↑ REFERENCE

94 FEB -1 AM 9:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 751566