HIS INSTRUMENT PREPARED BY
avid E. Herbert
Keller, Herbert & Crawford
hird Floor Noel Place
200 Fourth Avenue North
Nashville, TN 37219-0375

BK 34

WARRANTY DEED

MAP AND PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
141-16A-30.00Cb	George J. Anderson etux	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO
	809 Bircham Court Nashville, Tn 37221	PROPERTY IS XX IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 9263 PAGE 170

94 MAR -1 PM 2:08
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

22455

Ralph A. Lukowiak and wife, Jan W. Lukowiak

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto George J. Anderson and wife, LeeAnn S. Anderson

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Devon Park, Phase One, of record in Book 5200, Pages 670, 671, and 672, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ralph A. Lukowiak and wife, Jan W. Lukowiak by deed from Cary Enterprises, Inc., of record in Book 6535, Page 331, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any and easements and rights of way for public utilities applicable to this property; Declarations of Covenants, Conditions and Restrictions of record in Book 6176, Page 7, as supplemented in Book 6967, Page 156, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 28th day of February, 19 94

Ralph A. Lukowiak

Jan W. Lukowiak

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9263 PAGE 171

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Ralph A. Lukowiak and wife, Jan W. Lukowiak

the bargainor(s), 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, the 28th day of February, 19 94.

My commission expires: 11-20-96

Carol A Wilson
Notary Public

CAROL A. WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____ the bargainor(s), with whom I am personally aquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19 _____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 230,000.00 George J. Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 19 94

COMMISSION EXPIRES: 11-20-96 Carol A Wilson
(AFFIX SEAL) Notary Public

CAROL A. WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
Ralph A. Lukowiak
Jan W. Lukowiak

TO
George J. Anderson
LeeAnn S. Anderson

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

_____ and _____,

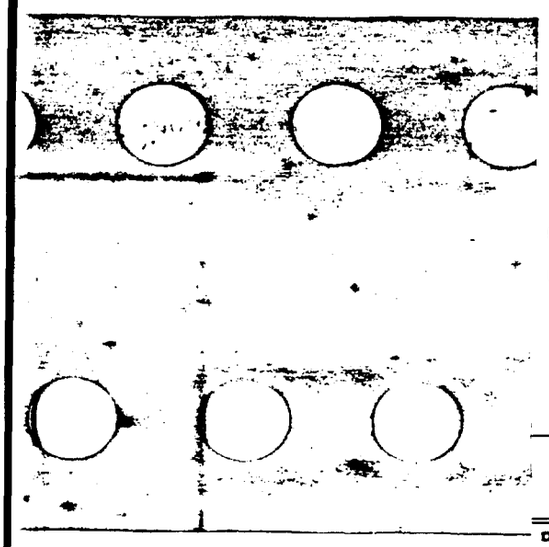
with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 _____.

My commission expires:

_____
Notary Public

05D 03/10/94 01:08 03CHECK B60.00



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

RECEIVED OF _____

FOR _____

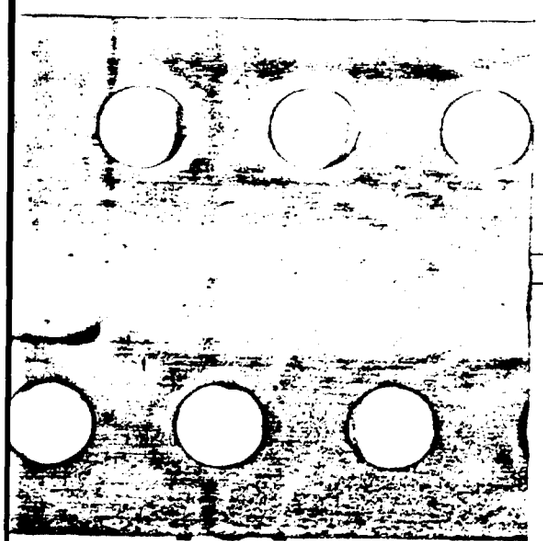
BOOK 9263 PAGE 172

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
			CASH	230000.00
			CON TX	851.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	860.00
			CHECK	860.00

03/01/94 01 14:09 0001 6050

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



22455
IDENTIFICATION REFERENCE

94 MAR -1 PM 2:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 761493