File 12316 File Box 38 (First Title & Escrow)

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

BOOK 9287 PAGE 420

Gerald G. Patterson, Attorney
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| ELIZABETH J. CAFFEY (NAME) | FIRST AMERICAN NATIONAL BANK (NAME) | Map 130-5 |
| 120 Taggart Avenue (STREET ADDRESS OR ROUTE NUMBER) | First American Center (STREET ADDRESS) | Parcel 78 |
| Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37237 (CITY) (STATE) (ZIP) | F.B. 7DZ32615 |

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, GEORGE J. ANDERSON AND WIFE, LEE ANN S. ANDERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELIZABETH J. CAFFEY, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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, being Lot No. 9 Block G on the Plan of 2nd Revised Plan of Highlands of Belle Meade No. 2 Blocks E,F,G,H and K, as of record in Plat Book 1130, page 72, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to George J. Anderson and wife, Lee Ann S. Anderson by deed from William S. Hooker and wife, Loyce S. Hooker of record in Book 7504, page 891, said Register's Office. *

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 1130, page 72, said Register's Office.

* Said Deed having been rerecorded in Book 9287 page 418, Register's Office for Davidson County, Tennessee.

5115 03/23 0101 03CHECK 536.25

30833

IDENTIF. & REFERENCE

94 MAR 23 PM 12:03

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX property, known as 120 Taggart Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 18th day of March, 19 94

George J. Anderson
GEORGE J. ANDERSON

Lee Ann S. Anderson
LEE ANN S. ANDERSON

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE J. ANDERSON AND WIFE, LEE ANN S. ANDERSON

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 18th day of March, 19 94.

My commission expires March 25, 1995 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,500.00

Elizabeth J. Caffey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March, 19 94

MY COMMISSION EXPIRES: March 25, 1995 (AFFIX SEAL)
Notary Public

WARRANTY DEED

FROM

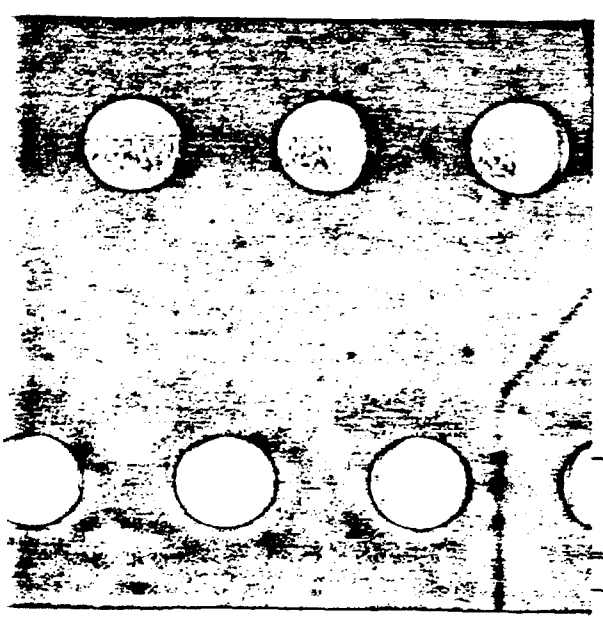
GEORGE J. ANDERSON AND WIFE,
LEE ANN S. ANDERSON

TO

ELIZABETH J. CAFFEY

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

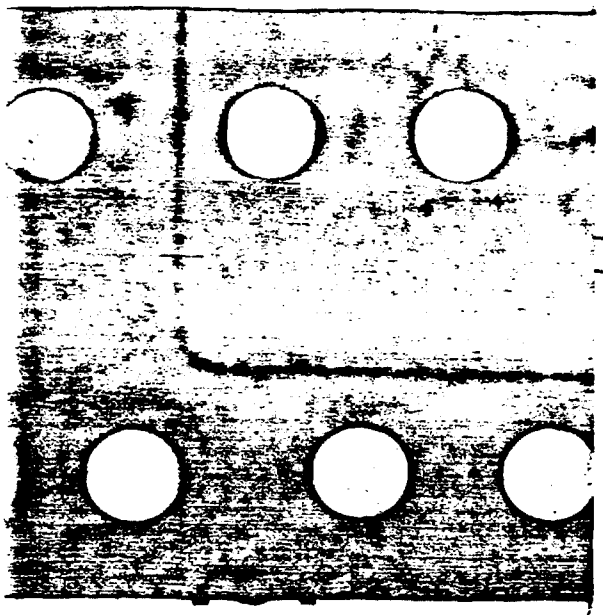
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR BOOK 9287 PAGE 422

| | | |
|---|---|---|
| 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 142500.00
CON TX 527.25
PRFEE 1.00
WDEED 8.00
TOTAL 536.25
CHECK 536.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 03/23/94 01 1503 0001 5115

30833
IDENTIF. ↓ REFERENCE

94 MAR 23 PM 12:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 770435