This Instrument Prepared By:

BOOK 9358 PAGE 545

Douglas S. Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Richard B. Anderson and wife, Lucinda B. Anderson 5158 Whitaker Drive Nashville, TN 37211	First Tennessee Bank National Association P.O. Box 351 Memphis, TN 38101	Map 161 Group 6 Parcel 221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $79,000.00.

Richard B Anderson
AFFIANT

DOUGLAS S. HALE NOTARY PUBLIC AT LARGE WILLIAMSON

Sworn to and subscribed before me this 26th day of May, 1994.

D. Hale
NOTARY PUBLIC

My Commission Expires: 3/11/97

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid and other good and valuable considerations, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, a part of which is the assumption of an indebtedness in the original principal sum of $29,600.00, dated June 20, 1974, to Home Federal Savings and Loan Association, secured by trust deed of record in Book 4612, page 901, Register's Office for Davidson County, Tennessee. Said trust deed having been assigned to First Tennessee Bank National Association by instrument of record in Book 8257, page 227, Register's Office for Davidson County, Tennessee, which debt the Grantees herein assume and agree to pay as part payment of the purchase price; I, **CHARLOTTE W. ANDERSON**, hereinafter called the "GRANTOR", have bargained and sold and by these presents do transfer and convey unto **RICHARD B. ANDERSON** and wife, **LUCINDA 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:

BEING Lot No. 167 on the Plan of Huntington Park, Section II, as of record in Book 4175, page 108, Register's Office for Davidson County, Tennessee.

SAID Lot 167 fronts 91 feet on the northeasterly side of Whitaker Drive and extends back between lines 119.85 feet on the southeasterly side line and 122.35 feet on the northwesterly side line to a line at the rear, measuring 91 feet thereon.

BEING the same property conveyed to Charlotte W. Anderson by Warranty Deed from Michael A. Rimer and wife, Mary A. Rimer, of record in Book 5587, page 639, 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 said GRANTEES, their heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1994, a lien but not yet due and payable.

2. All matters appearing on the Plan of Huntington Park, Section Two of record in Book 4175, page 108, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants for Huntington Park, Section Two of record in Book 4393, page 383, Register's Office for Davidson County, Tennessee.

4. This property is conveyed subject to a Deed of Trust against same made by Thomas Dean and wife, Peggy Dianne Dean, in the amount of $29,600.00 and recorded in the Register's Office for Davidson County, Tennessee in Book 4612, page 901.

The Grantee further hereby assumes the obligation of Thomas Dean and wife, Peggy Dianne Dean, Grantor under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

Grantee executes this instrument of conveyance as evidence of their agreement to assume and pay the indebtedness above described and to timely perform each and every obligation and covenant set forth in the note, deed of trust and other instruments evidencing said indebtedness, holding Grantor harmless therefrom.

WITNESS our hands effective this 26th day of May, 1994, in Nashville, Tennessee.

Charlotte W Anderson
CHARLOTTE W. ANDERSON

Richard B Anderson
RICHARD B. ANDERSON

Lucinda B. Anderson
LUCINDA B. ANDERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, CHARLOTTE W. ANDERSON, the within named bargainor with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 26th day of May, 1994 in Nashville, Tennessee.

D
Notary Public
(Seal)

My Commission Expires: 3/11/98

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, RICHARD B. ANDERSON and wife, LUCINDA B. 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 26th day of May, 1994 in Nashville, Tennessee.

Notary Public
(Seal)

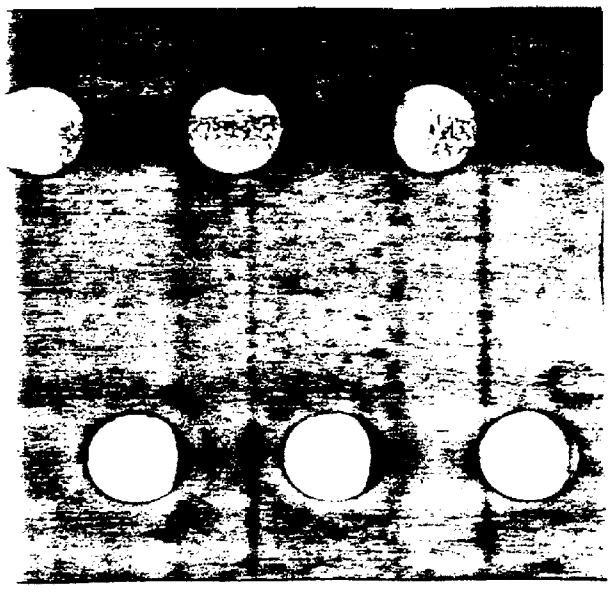
My Commission Expires: 3/11/98

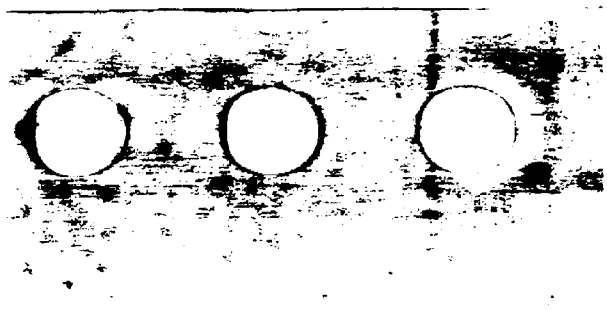
54648
IDENTIF. + REFERENCE

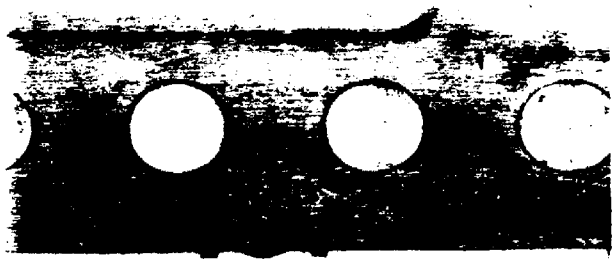
94 MAY 27 AM 8:39
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

1058 05/27 0101 03CHECK 305.30







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 79000.00
CON TX 292.30
PRFEE 1.00
WDEED 12.00
TOTAL 305.30
CHECK 305.30

05/27/94 01 08:39 0001 1058

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54648
IDENTIF. ↑ REFERENCE

94 MAY 27 AM 8:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 796027