File 12554 File Box 38 (First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9367 PAGE 124

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BEVERLY S. ANDERSON	NEW OWNER	Map 144-3
(NAME)	(NAME)	
1057 Lynnwood Boulevard		Parcel 8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		F.B. FH5340
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, LYNN HEWES LANCE, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BEVERLY S. ANDERSON, 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. 31 on the Plan of Chickering Hills Section One, as of record in Plat Book 2331, page 8, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas Fuller Lance, Jr. and wife, Lynn Hewes Lance by deed from Robert Teitlebaum and wife, Louise O. Teitlebaum of record in Book 4453, page 129, said Register's Office. Thomas Fuller Lance, Jr. and Lynn Hewes Lance have since divorced by final decree in the Probate Court for Davidson County, Tennessee, Docket No. 84D1673. Thomas Fuller Lance, Jr. has subsequently conveyed his interest in said property to Lynn Hewes Lance by quitclaim deed of record in Book 6598, page 348, Register's Office for Davidson County, Tennessee.

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 2331, page 8, said Register's Office.

57115
IDENTIF. & REFERENCE

94 JUN -3 AM 10:14
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

1632 06/03 0101 03CHECK 1248.50

This is improved (XX) property, known as 1057 Lynnwood Boulevard, Nashville, Tennessee 37215
unimproved ( )

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 24th day of May, 19 94

LYNN HEWES LANCE

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9367 PAGE 125

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LYNN HEWES LANCE with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 24th day of May, 19 94

My commission expires 11/20/96 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 $ 335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 19 94

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

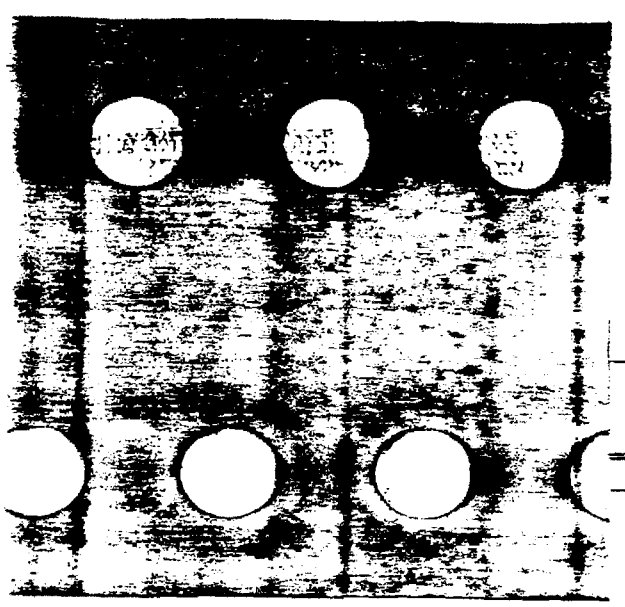
Notary Public

WARRANTY DEED

FROM LYNN HEWES LANCE

TO BEVERLY S. ANDERSON

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 _____

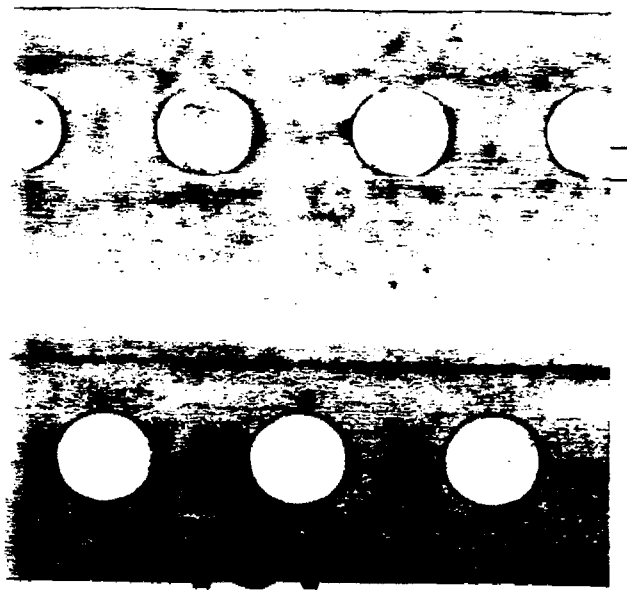
FOR _____

BOOK 9367 PAGE 126

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

MAMT
335000.00
ERR CO
MAMT
335000.00-
CAMT
335000.00
PRFEE 1231.00
MREGFEE 8.00
VOID
PRFEE 1231.00-
CON TX 1239.50
PRFEE 1.00
TOTAL 1248.50
CHECK 1248.50



RECEIPT IS NOT VALID UNTIL CHECK IS PAID

57115
IDENTIF. & REFERENCE

94 JUN -3 AM 10: 14

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

06/03/94 01 10:16 0001 1632

No. 798606