THIS INSTRUMENT WAS PREPARED BY:

BOOK 9509 PG 116

Martin C. Giner, Attorney
222 Second Avenue North
326 Washington Square
Nashville, TN 37201
(615) 259-9222

WARRANTY DEED

Address of New Owner as Follows:	Send Tax Bill to:	Map/Parcel Nos.
Dean Anderson 3560 Bear Hollow Road Whites Creek, TN 37179	Same	22/83

FOR AND IN CONSIDERATION of the sum of Sixty Four Thousand Two Hundred Fifty Dollars ($64,250.00) of which $1,250.00 has been paid in cash by the Grantee hereinafter named, the receipt of which is hereby acknowledged and for the remainder the said Grantee has executed a Deed of Trust Note payable to the order of Barbara Wade ("Grantor") in the principal sum of $63,000.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Barbara K. Wade has bargained and sold and by these presents does transfer and convey unto the said Dean Anderson, a single person, the Grantee herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Tract No. 27 as shown on an unrecorded survey by Ralph Chapdelaine, Tennessee Registered Surveyor No. 1444, dated February 14, 1986.

BEGINNING at the point in the center of Bear Hollow Road, also the SE corner of said tract No. 20 and thus following the Eastern line of Tract No. 20 North 25 deg. 21' 57" West 346.26 feet also the NE corner of said tract the beginning point of the following disclosed 10 acre tract described as follows: Beginning at the SE corner of Tract No. 27 and with the common boundary line between said tract and Tract No. 20 South 76 deg. 43' 11" West 1255.87 feet to an iron rod and the East line of Tract No. 1 Section 2 a 5.22 acre tract thence with said tract with 3 lines North 4 deg. 22' 44" West 77.45 feet to an iron rod North 26 deg. 51' 03" West 259.41 feet to an iron rod thence North 45 deg. 27' 04" West 20.95 feet to an iron rod thence leaving East line of said tract North 76 deg. 18' 20" East 1297.81 feet to an iron rod thence South 25 deg. 21' 57" East 351.19 feet to an iron rod also the point of beginning of a 10 acre tract.

THIS CONVEYANCE MADE SUBJECT TO THE FOLLOWING RESTRICTIONS: No timber may be removed from the premises; no automobiles can be located on the premises which do not have a current license tag; and any mobile home located on the premises

must be covered from ground up to mobile home. Grantee agree to pay ten per cent (10%) of the upkeep of the entire length of the 50-foot wide ingrease and egress easement which crosses the above described property and is for the use and benefit of Grantee and others.

BEING part of the same property that was conveyed to Barbara K. Wade by Quitclaim Deed from James I. Caldwell, III, of record in Book 9205, Page 1, Register's Office for Davidson County, Tennessee and being part of the same property conveyed to Barbara K. Wade by Quitclaim Deed from Mid-State Trust II of record in Book 9117, Page 807, Register's Office for Davidson County, Tennessee.

BEING the same land conveyed to Mary Elizabeth Cooper, unmarried, from David R. Wade, III, and James I. Caldwell, III, of record in Book 7119, Page 504, Register's Office for Davidson County, Tennessee.

The real estate description contained in this document was prepared from information provided by the parties and the preparer of this document assumes no responsibility for the accuracy of said description and makes no warranties.

Property taxes for 1994 to be apportioned. Possession upon delivery of deed. The Grantor has retained a Vendor's Lien secured by a Deed of Trust of even date herewith and filed contemporaneously with this document.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, interest thereto belonging to the said Grantee, his heirs and assigns forever. And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, except as disclosed herein. And I do further covenant and bind myself, my heirs and assigns to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons, whomsoever.

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, we have set our hands on this 1st day of November, 1994.

Barbara K. Wade

BARBARA K. WADE

05255
IDENTIF. & REFERENCE

94 NOV -2 PM 12:27
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 9509PG118

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public of said State and County, Barbara K. Wade with whom I am personally acquainted and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 1st day of November, 1994.

NOTARY PUBLIC

My Commission Expires:

7-21-96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $64,500.00

AFFIANT

Sworn to and Subscribed before me, this the 1st day of November, 1994.

NOTARY PUBLIC

My Commission Expires:

9-21-96

93106wd

3846 11/02 0101 03CHECK 250-73



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

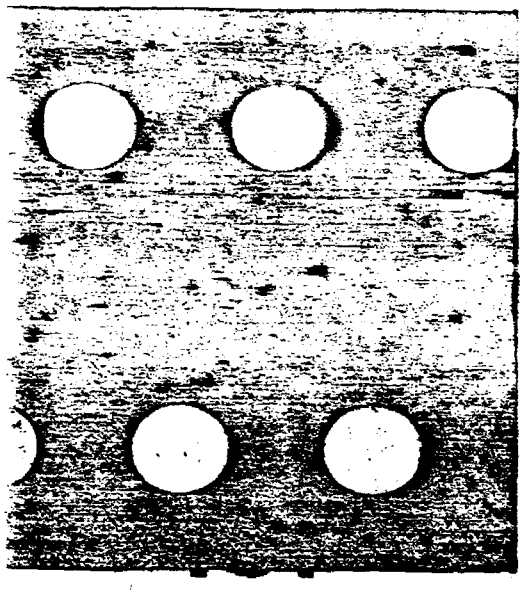
RECEIVED OF _____

FOR _____

BOOK 9509 PG 119

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	64250.00
CON TX	237.73
PRFEE	1.00
WDEED	12.00
TOTAL	250.73
CHECK	250.73

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/02/94 01 12:27 0001 3846

05255
IDENTIF. ↑ REFERENCE

94 NOV -2 PM 12: 27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 850137