Box 31
M44

10932

IDENTIF. & REFERENCE

This Instrument Prepared By:

Craig V. Gabbert, Jr., Esq.
Harwell Howard Hyne Gabbert & Manner, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

P.V. 9526 PG 502

94 NOV 22 AM 9:56

DAVIDSON CO. TN.

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Joel and Patricia Anderson 4311 Nebraska Ave. Nashville, TN 37219	Same	Map 160, Parcel 137

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, JAMES R. GREENE, a married man, and MARK SILBER, a widower, the Grantors herein, have bargained and by these presents do transfer and convey unto JOEL ANDERSON and wife, PATRICIA ANDERSON, the Grantees herein, their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 28 on the Plan of Bokor Heights, Section III, of record in Book 4300, page 62, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 28 fronts 278.00 feet on the easterly side of Hillview Drive and runs back between lines 350.7 feet on the northerly line and 240.00 feet on the southerly line to a dead line in the rear on which it measures 162.07 feet.

Being the same property conveyed to Mark Silber and James R. Greene by Quitclaim Deed of record in Book 5903, page 339, Register's Office for Davidson County, Tennessee.

TOGETHER WITH all buildings, structures and improvements, if any, located thereon.

TO HAVE AND TO HOLD the said tract or parcel of land and any buildings, structures and improvements located thereon, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns, forever. Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for those matters set forth on Exhibit "A" which is attached hereto and incorporated herein by reference, to which matters this conveyance is expressly made subject. Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever, except as to those matters to which this conveyance is made subject.

JUDY GREENE, wife of the Grantor herein, joins in this conveyance for the purpose of conveying and quitclaiming any right, title and interest she may have in and to the property conveyed herein as a result of her marriage to the Grantor herein.

WITNESS our hands this 21st day of November, 1994.

JAMES R. GREENE

JUDY GREENE

MARK SILBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me a Notary Public in and for said County and State, James R. Greene, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness our hands, at office, this 21st day of November, 1994.

Notary Public

My Commission Expires:

5-23-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me a Notary Public in and for said County and State, James R. Greene, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of JUDY M. GREENE and acknowledged that he executed the same as the free act and deed of JUDY M. GREENE.

Witness our hands, at office, this 21st day of November 1994.

Notary Public

My Commission Expires:

5-23-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me a Notary Public in and for said County and State, James R. Greene, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of MARK SILBER and acknowledged that he executed the same as the free act and deed of MARK SILBER.

Witness our hands, at office, this 21st day of November, 1994.

Notary Public

My Commission Expires:

5-23-98

40653-1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

9526 PG 504

The actual consideration for this transfer or value of property (whichever is greater) is $40,000.00.

AFFIANT

Sworn to and subscribed before me,
this 21st day of November 1994.

Notary Public
My Commission Expires:_____

40653-1

94 NOV 22 9:01 03CHECK 165.00

EXHIBIT "A"

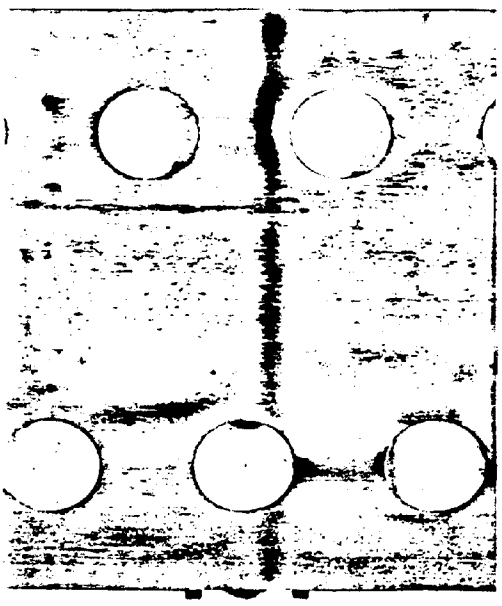
1. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. The Company assumes no liability for taxes assessed pursuant to the provisions of TCA § 67-5-603 et seq.

2. Restrictive covenants of record in Book 4550, page 142, Register's Office for Davidson County, Tennessee.

3. Easement to Metropolitan Government of record in Book 7878, page 521, said Register's Office.

4. The Plan of record in Book 4300, page 62, said Register's Office.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9526 PG 506

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	40000.00
DON TX	148.00
PRFEE	1.00
MDEED	16.00
	165.00
CHECK	165.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/22/94 01 09:56 0001 6194

10932
IDENTIF. ↑ REFERENCE

94 NOV 22 AM 9:56

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 856247