13030

IDENTIFICATION REFERENCE

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

98 NOV 30 PM 3:47

ADDRESS NEW OWNER:
Neil W. Anderson, Kerry G. Anderson and Glenda Anderson
1006 Elm Hill Pike
Nashville, Tennessee 37210

PICK-UP

SEND TAX BILL:
To Owner

MORTGAGEE:
Nashville Bank of Commerce
221 Fourth Avenue North
Nashville, TN 37219

MAP AND PARCEL:

MAP	106
GROUP	2
PARCEL	35

WARRANTY DEED

BOOK 9533PG197

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, McQuiddy Printing Company, a Tennessee corporation, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Neil W. Anderson an undivided 30% interest, Glenda Anderson an undivided 30% interest, and Kerry G. Anderson an undivided 40% interest, to each as tenants in common, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Elm Hill Industrial Park as described in the advance copy of said plan, of record in Plat Book 3842, page 140, and described according to a survey by Turner Engineering Company, Inc. dated July 27, 1967 as follows:
>
> Beginning at a point in the north margin of Elm Hill Pike, said point being 1625 feet, more or less, west of the right of way of L & N Railroad; thence N 83 deg. 19' 46" W along the northerly margin of said Elm Hill Pike 302.5 feet to a point; thence N 6 deg. 40' 14" E 360 feet to a point; thence S 83 deg. 19' 46" E 302.5 feet to a point; thence S 6 deg. 40' 14" W 360.0 feet to the point of beginning, and containing 2.5 acres, more or less.
>
> BEING the same property conveyed to McQuiddy Printing Company, a Tennessee corporation, by deed from Mt. Olivet Cemetery Company, a Tennessee corporation, as of record in Book 4158, page 256, Register's Office for Davidson County, Tennessee.

This is improved property known as 1006 Elm Hill Pike, Nashville, TN 37210.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Neil W. Anderson, Glenda Anderson, and Kerry G. Anderson, as

with the said Grantees that we are lawfully seized and possessed of said land, except for the existing lease, 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 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9533 PG 198

Witness our hand this the 30th day of November, 1994.

McQUIDDY PRINTING COMPANY

By: D. L. McQuiddy, Jr., President

Its: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared _____ D. L. McQuiddy, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be President of McQuiddy Printing Company, a Tennessee corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of November, 1994.

Margaret Jan Stuart
NOTARY PUBLIC

My Commission Expires: May 28, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 725,000.00.

Glenda Anderson
AFFIANT

Subscribed and sworn to before me this 30th day of November, 1994.

Margaret Jan Stuart
NOTARY PUBLIC

My Commission Expires: May 28 1995

94117730 0101 03CHECK 25.00

RECEIVED OF _____

FOR _____

BOOK 9533PG199

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
725000.00
CON TX 2682.50
PRFEE 1.00
MDEED 8.00
TOTAL 2691.50
CHECK 2691.50

11/30/94 01 15:47 0001 8474

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13030
IDENTIF. & REFERENCE

94 NOV 30 PM 3:47

DAVIS COUNTY RECORDER

No. 858502