BOOK 9654 PG 859 IDENTIF. ↑ REFERENCE

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Andrew Harold Anthony
4618 Grinstead Place
Nashville, TN 37216

SEND TAX BILLS TO:
SAME

95 APR 26 AM 10: 15

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

4779 04/26 0101 03CHECK 330.90

WARRANTY DEED

(Map/Parcel No. 61-3-0/64.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **DALLAS MORGAN**, unmarried, have bargained and sold and do hereby transfer and convey unto **ANDREW HAROLD ANTHONY**, unmarried, his heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

PARCEL 1: Land in Davidson County, Tennessee, being Lot Nos. 18 and 19, Block K, on the Plan of Broadmore Section 2, as shown on Plat of record in Plat Book 547, page 174, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

PARCEL 2: An easement over and upon said Lot No. 20 as described in Book 5265, page 31.

BEING the same property conveyed to Dallas Morgan, unmarried, by deed from Auto Glass Emplyees Federal Credit Union, of record in Book 8396, page 82, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4618 Grinstead Place, Nashville, TN 37216

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein and for the 1995 real property taxes which will be prorated at closing and assumed by the Grantee.

GRANTOR FURTHER COVENANTS and binds Grantor, his heirs and assigns, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this the 20th day of April, 1995.

Dallas Morgan

DALLAS MORGAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dallas Morgan, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 20th day of April, 1995.

NOTARY PUBLIC

My Commission Expires: 9-15-98

GLEN S. MACBETH * TENN * NOTARY PUBLIC AT LARGE * RUTHERFORD CO.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $87,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

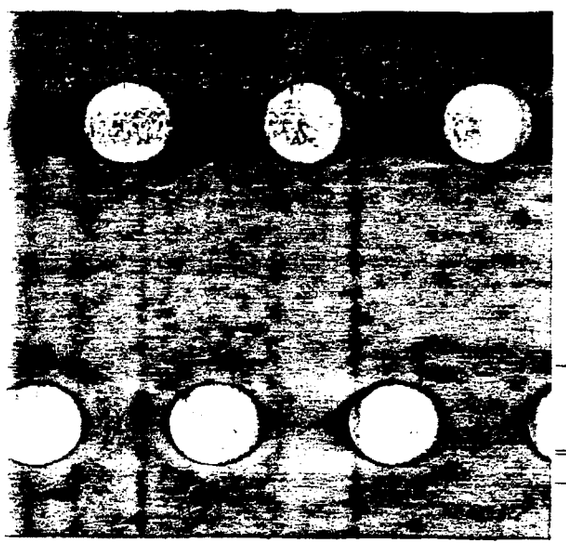
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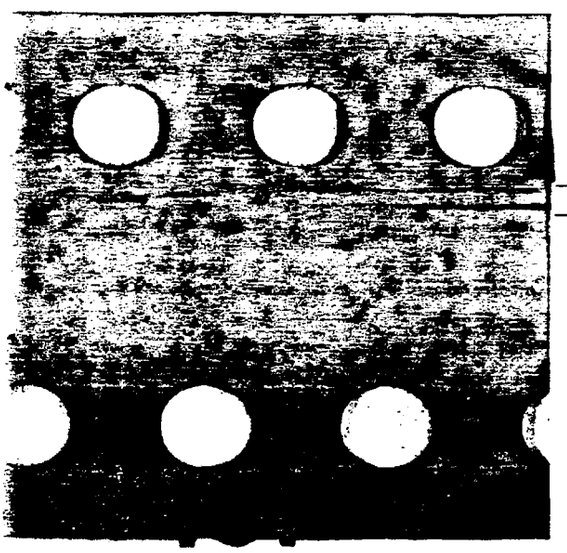
Subscribed and sworn to before me this 20th day of April, 1995.

NOTARY PUBLIC

My Commission Expires: 9-15-98

GLEN S. MACBETH * TENN * NOTARY PUBLIC AT LARGE * RUTHERFORD CO.





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9654 PG 861

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 87000.00
CON TX 321.90
PRFEE 1.00
WDEED 8.00
TOTAL 330.90
CHECK 330.90

04/26/95 01 10:16 0001 4580

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54911
IDENTIF. ↑ REFERENCE

95 APR 26 AM 10: 15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 904027