50B

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9675 PG 465

ADDRESS NEW OWNER:
Amy Anderson
321 Summit Ridge Circle
Nashville, Tennessee 37215

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 131-5-B
GROUP
PARCEL 321

WARRANTY DEED

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, James P. Anderson,III and wife, Susan R. Anderson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Amy Anderson, hereinafter called the Grantees, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A certain condominium apartment located in Davidson County, Tennessee, being apartment Unit No. 321 of Four Seasons Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6841, page 349, as amended in Book 6847, page 122, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed at Exhibit "B", and said Unit as shown on Exhibit "D" to said Master Deed, and as shown on the plat at Book 5050, page 30, all recording references to the Register's Office for Davidson County, Tennessee, all of which are incorporated herein and reference is here by made to same for a complete identification and description of said Unit.
>
> Being the same property conveyed to James P. Anderson, III and Susan R. Spencer, as tenants in common with the right of survivorship by deed from Clarence Sutherland and wife, Susan C. Sutherland, of record in Book 8505, page 528, Register's Office for Davidson County, Tennessee; the said James P. Anderson, III and Susan R. Spencer having since married, and the said Susan R. Spencer now known as Susan S. Anderson.

This is improved property known as 321 Summit Ridge Circle, Nashville, TN 37215.

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

1. Subject to 1995 Metropolitan Government property taxes and subsequent years thereafter.
2. Subject to an easement and/or limitations of record in Book 4821, page 20, Book 5158, page 851, Book 5388, page 503, Book 6869, page 157, Book 6869, page 162, as re-recorded in Book 6870, page 966, and in Book 7776, page 899, said Register's Office.
3. Subject to Conveyance of sewer mains of record in Book 5271, page 430, said Register's Office.
4. Subject to Plan of record in book 5050, page 30, said

Register's Office.

5. Subject to Conditions set forth in Engineer's Letter and Report of record in Book 6847, page 125, said Register's Office.
6. Subject to terms and conditions set forth in the Master Deed of Four Seasons Condominium, and the By-Laws appended thereto of record in Book 6841, page 349, as amended in Book 6847, page 122, said Register's Office.
7. Rights of others in and to the common elements and or elements.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Amy Anderson, her heirs and assigns, forever; and we, James P. Anderson, III and wife, Susan R. Anderson, 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 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.

Witness our hands this the 16th day of May, 1995.

James P. Anderson, III

Susan R. Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

2443 05/18 0101 03CHECK 197.33

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James P. Anderson, III and wife, Susan R. Anderson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 16th day of May, 1995.

NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: Nov. 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 50,900.00.

AFFIANT

Subscribed and sworn to before me this 16th day of May, 1995.

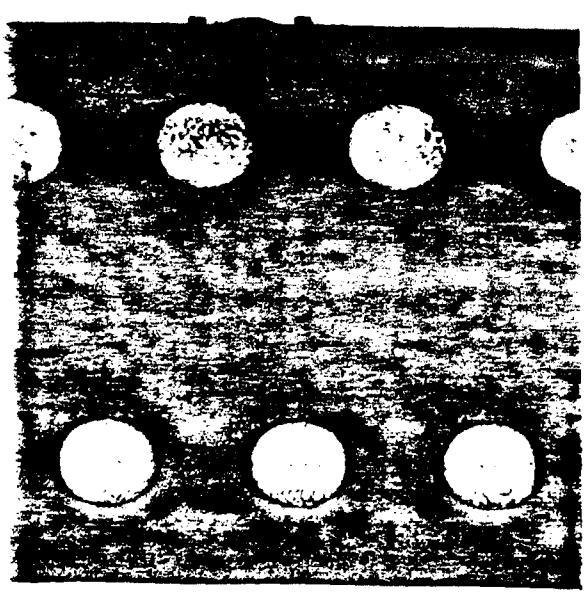
R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

95 MAY 18 AM 11:12
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE 00062080



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

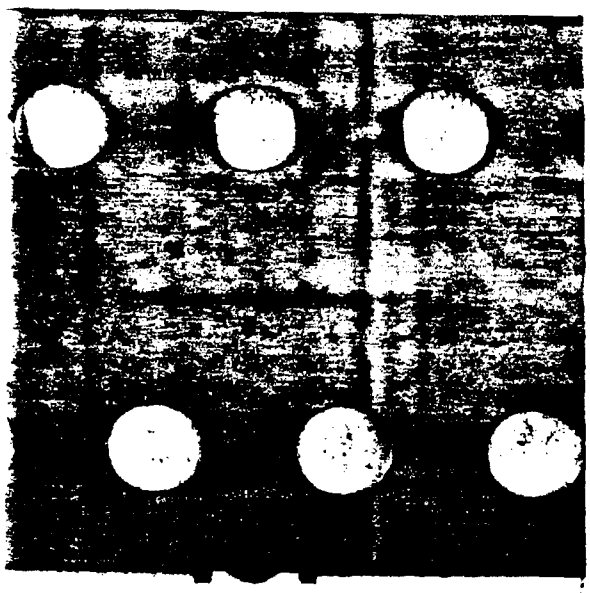
RECEIVED OF _____

FOR _____

BOOK 9675 PG 467

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 50900.00
MOR TX 188.33
VOID
MOR TX 188.33-
CON TX 188.33
PRFEE 1.00
[illegible] BANK 8.00
TOTAL 197.33
CHECK 197.33

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00620 80
IDENTIF. ↑ REFERENCE

95 MAY 18 AM 11:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

05/18/95 01 11:13 0001 2443

No. 911799