47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 84,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May 19 95

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Anderson (NAME)	First Republic (NAME)	61-12-218
1308 Riverwood Drive (ADDRESS)	6012 Wilmington Pike (ADDRESS)	15DZ22795
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Dayton, Ohio 45459 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William J. Woodfin, Jr. and Nancy Ann Massey and Peggy Sue Harville , being all the heirs-at-law of William J. Woodfin, deceased.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William A. Anderson and wife, Sheila M. Anderson

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 Davidson County, Tennessee, BEING Lot No. 40 on the Map of EASTDALE PLACE, as of record in Book 547, pages 29 and 30, Register's Office for Davidson County, Tennessee.

SAID Lot No. 40 fronts 100 feet on the southerly side of Riverwood Drive and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to William J. Woodfin and wife, Mary Allison Woodfin, by deed from W.G. Edmondson and wife, Dorothy Edmondson, of record in Book 2100, page 261, Register's Office for Davidson County, Tennessee. (The said Mary Allison Woodfin having pre-deceased William J. Woodfin. The said William J. Woodfin having died September 07, 1993. William J. Woodfin, Jr., Nancy Ann Massey and Peggy Sue Harville, being all the heirs-at-law of William J. Woodfin, deceased, conveys the herein described property).

95 MAY 31 PM 12:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE 006541 1

unimproved ( )
This is improved (X) property, known as 1308 Riverwood Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 25th day of May 19 95

William J. Woodfin, Jr.

Peggy Sue Harville

Nancy Ann Massey

Deborah Woodfin

DCTN01W 12/88 Ralph E. Massey, JR.

First Data Systems, Inc. 1-800-626-5427

BOOK 9686 PG 36

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William J. Woodfin, Jr. and Nancy Ann Massey and Peggy Sue Harville, Ralph E. Massey, Jr. and Deborah Woodfin

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 25th day of May 19 95

Commission expires 11/28/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

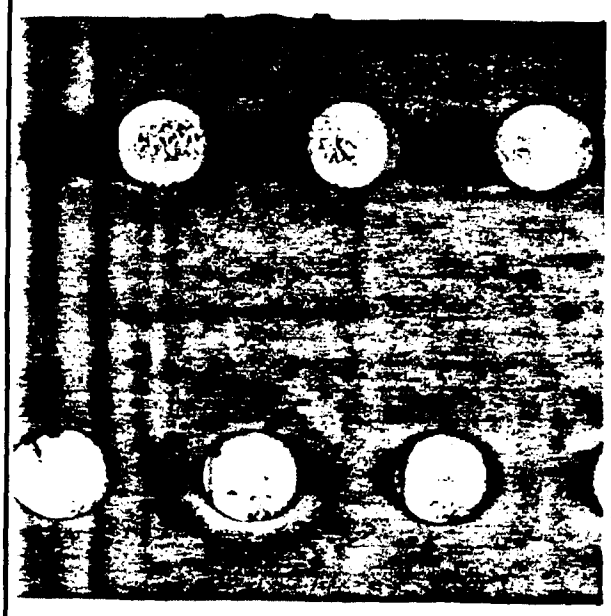
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

6129 05/31 0101 03CHECK 323.13



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

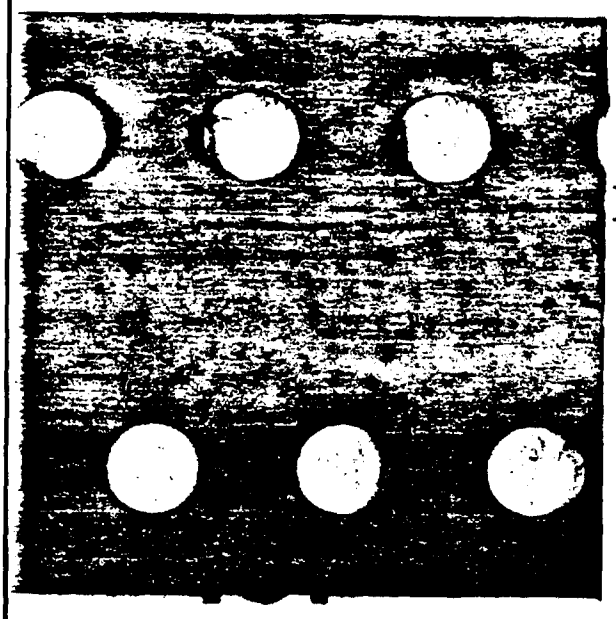
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 84900.00
CON TX 314.13
PRFEE 1.00
MDEED 8.00
TOTAL 323.13
CHECK 323.13

05/31/95 01 12:44 0001 6129



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

006541 1
IDENTIF. ← REFERENCE

95 MAY 31 PM 12:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 915445