BOOK 9791PG554

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IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

95 SEP 11 PM 1:31

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (kd) Title No: 36924
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James R. Anderson Elisabeth D. Anderson 1421 Clifton Lane Nashville, Tennessee 37215	Union Planters Bank of Middle Tennessee, N.A. 401 Union Street Nashville, Tennessee 37219-2588

TAX MAP-PARCEL NUMBERS: 117-12-48

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Judith E. Smith and spouse, Duane A. Ewers,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James R. Anderson and spouse, Elisabeth D. Anderson,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 23 on the Plan of Hawthorne Subdivision, as of record in Book 1424, page 22, Register's Office for said County.

SAID Lot No. 23 fronts 70 feet on the southerly side of Clifton Avenue and runs back 218 feet on the easterly line and 227.4 feet on the westerly line, to a dead line, measuring 70.7 feet thereon.

BEING the same property conveyed to Judith E. Smith and husband, Duane A. Ewers by quitclaim deed from Elizabeth J. Smith, Trustee, of record in Book 9667, page 798, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.
This is improved property, known as: 1421 Clifton Lane, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's

heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of September, 1995.

Judith E. Smith **Duane A. Ewers**

State of Tennessee
County of Davidson

On this 8th day of September, 1995, before me the undersigned authority, personally appeared **Judith E. Smith** and **Duane A. Ewers**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 176100.00

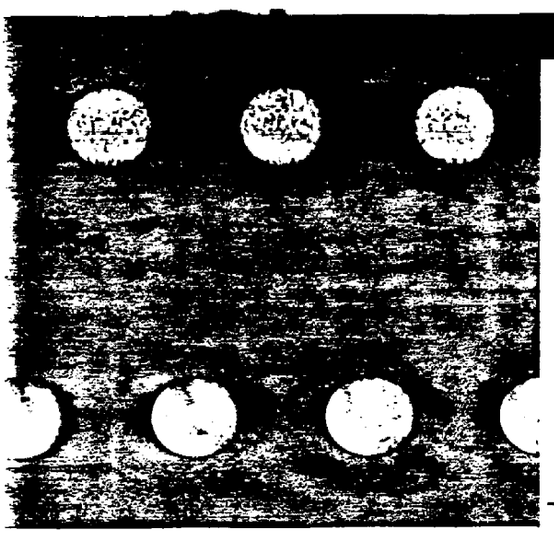
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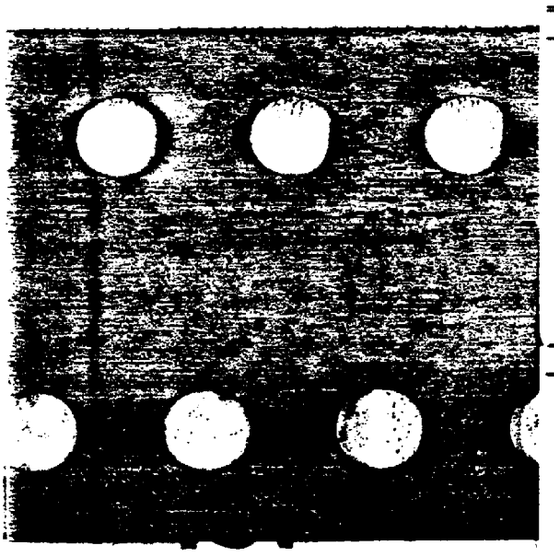
Sworn and subscribed before me on the 8th day of September, 1995.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

2806 09/11 0101 03CHECK 660-57





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

RECEIVED OF _____

FOR _____

BOOK 9791 PAGE 556

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

MAMT
176100.00
ERR CO
MAMT
176100.00-
CAMT
176100.00
CON TX 651.57
PRFEE 1.00
[illegible] 8.00
TOTAL 660.57
CHECK 660.57

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/11/95 01 13:34 0001 2806

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IDENTIF. ↑ REFERENCE

95 SEP 11 PM 1:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.951682