BOOK 9826PG892

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

6313 10/13 0101 03CHECK 304.63

OUR FILE NUMBER: R4673

MAP/GROUP/PARCEL
026-07-0-006.00

NEW OWNER'S ADDRESS:
Cynthia M. Anderson
106 Champney Court
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Union Planters-Mortgage Servicing
P.O. Box 3137
Memphis, Tennessee 38173-0137

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which his hereby acknowledged, I, Carolyn S. Garibaldi n/k/a Carolyn S. Garibaldi-Harris, a married woman, hereinafter called Grantor, do hereby transfer and convey unto Cynthia M. Anderson, a married woman, her heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, Tennessee.

BEING Lot No. 51 on the Re-Subdivision of Windsor Green, Phase I, Section II, a plat of which is of record in Plat Book 6200, Page 349, Register's Office for said county, to which plat reference is hereby made for further description of said property.

BEING the same property conveyed to Charles J. Garibaldi and wife, Carolyn S. Garibaldi herein by Deed of record in Book 6943, Page 480, Register's Office for said county.

Charles J. Garibaldi died on 2/4/89, and at the time of his death was the husband of Carolyn S. Garibaldi.

Carolyn S. Garibaldi is now known as Carolyn S. Garibaldi-Harris.

Cecil O. Harris, husband of Carolyn S. Garibaldi-Harris, joins in this conveyance for the sole purpose of conveying his marital interest in said real property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered except for the Deed of Trust hereinafter mentioned and except for current taxes, and encumbrances of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

95 OCT 13 AM 9:22
FELIX Z. WILSON II REGIST
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
0111766

ASSUMPTION CLAUSE

As part of the purchase price of the above described premises, the grantee hereby expressly assume and agree to pay an existing mortgage evidenced by a Deed of Trust of Record in Book 6943, Page 483, Register's Office for Davidson County, Tennessee, in the original amount of $62,124.00, the same being payable to Fidelity Federal Savings and Loan Association, the same now being payable to Union Planters-Mortgage Servicing.

GRANTEE execute this Deed as evidence of her assuming and promising to pay the debt hereinabove described.

Cecil O. Harris

Carolyn S. Garibaldi-Harris

Cynthia M. Anderson

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Cecil O. Harris and wife, Carolyn S. Garibaldi-Harris and Cynthia M. Anderson, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 12th day of October, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

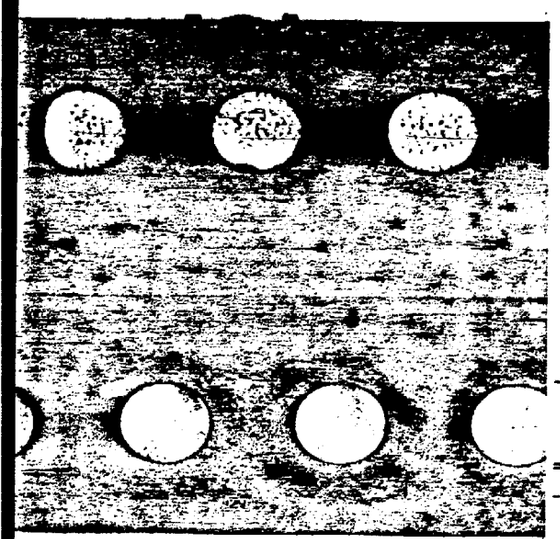
The actual consideration or value whichever is greater for this transfer is $79900.00.

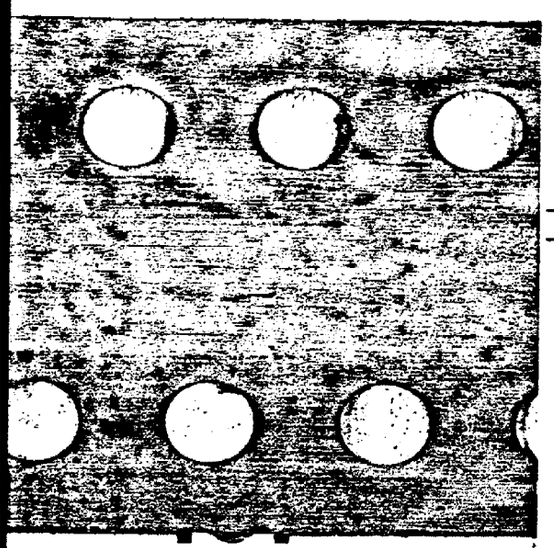
AFFIANT

Sworn to and subscribed before me, this the 12th day of October, 1995.

NOTARY PUBLIC

My Commission Expires:
2-3-98





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

RECEIVED OF _____

FOR _____

BOOK 9826 PG 894

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	79900.00
CON TX	295.63
PRFEE	1.00
WDEED	8.00
TOTAL	304.63
CHECK	304.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK [illegible] 001 6313

0111766
IDENTIF. ↑ REFERENCE

95 OCT 13 AM 9:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 965059