This Instrument Prepared By:

Bottorff & Kavin
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 9832 PG 655

ADDRESS NEW OWNER:
G. Philip Anderson and Mary S. Anderson
4322 Sneed Rd.
Nashville, TN 37215

SEND TAX BILL:
To Owner

MORTGAGEE:
NationsBank of Tennessee, N.A.
One NationsBank Plaza
Nashville, TN 37219

MAP AND PARCEL:
MAP 158-7
GROUP
PARCEL 19 & 20

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, Gilliam O. Traughber III, married, William L. Traughber, unmarried, and Gilda Traughber Bowman, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto G. Philip Anderson and wife, Mary S. 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 Lots Nos. 4 and 5 on the Plan of Forrest Trails of record in Plat Book 3700, pages 24 and 25, said Register's Office.

Being the same property conveyed to Gilliam O. Traughber III, William L. Traughber, and Gilda Traughber Bowman by Affidavit of Ownership of record in Book 8152, page 393, Register's Office for Davidson County, Tennessee.

This is improved property known as 1833 Cromwell Dr., Nashville, TN 37215.

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

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said G. Philip Anderson and wife, Mary S. Anderson, their heirs and assigns, forever; and we, Gilliam O. Traughber III, William L. Traughber, and Gilda Traughber Bowman 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.

KIMBERLY TRAUGHBER, wife of Gilliam O. Traughber, III, joins in this conveyance to transfer any marital right, title or interest she may have in subject property.

JOSEPH H. BOWMAN, husband of Gilda Traughber Bowman, joins in this conveyance to transfer any marital right, title or interest he may have in subject property.

Witness our hands this the 11th day of October, 1995.

Gilliam O. Traughber III

Kimberly Traughber

William L. Traughber

Gilda Traughber Bowman

Joseph H. Bowman, IV

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gilliam O. Traughber III, Kimberly Traughber, William L. Traughber, and Gilda Traughber Bowman and Joseph H. Bowman, IV, 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 Brentwood, Tennessee, this the 11th day of October, 1995.

NOTARY PUBLIC

My Commission Expires: March 2, 1998

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON CO.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 285,000.00.

AFFIANT

Subscribed and sworn to before me this 11th day of October, 1995.

NOTARY PUBLIC

My Commission Expires: March 2, 1998

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON CO.

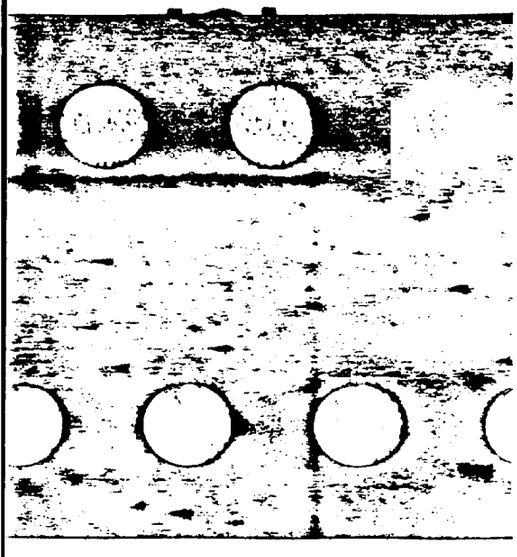
3604 10/19 0101 03CHECK 1063.50

95 OCT 19 PM 1:44

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0113903

IDENTIF. & REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

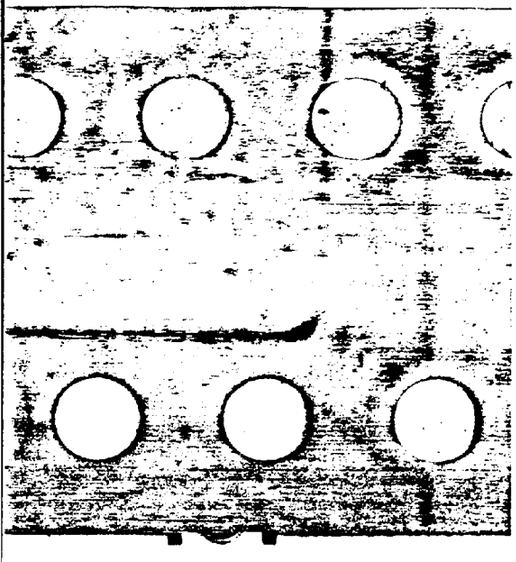
RECEIVED OF _____

FOR _____

BOOK 9832 PG 657

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



AMT
285000.00
CON TX 1054.50
PRFEE 1.00
MBEED 8.00
TOTAL 1063.50
CHECK 1063.50

10/19/95 01 13:49 0001 8604

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0113903

IDENTIFICATION REFERENCE

95 OCT 19 PM 1:45

REGISTER OF DEEDS
DAVIDSON COUNTY, TN.

No. 967316