G117717

PICK-UP

95 OCT 31 AM 9:26

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 55,000.00

Howard W Anderson
Affiant

Sworn to and subscribed before me this 30th day of October, 1995.

NOTARY PUBLIC

My Commission Expires: 9-26-98

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

BOOK 9843 PG 372

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Howard W. Anderson, et ux	Same	Map 119-10
P O Box 40048		Par. 94
Nashville, TN 37204		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Doug Ferris, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Howard W. Anderson and wife, Sarah Anderson, hereinafter called Grantees, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 75 on the Map of Hidden Acres Subdivision, as of record in Book 1130, page 89, said Register's Office.

Said Lot No. 75 fronts 75 feet on the north side of Thompson Lane and runs back between lines, 243 feet on the east line, and 259 feet on the west line, to a dead line in the rear measuring 76.5 feet thereon.

Being the same property conveyed to Doug Ferris by deed from Otis N. Hendrixon, a widower, of record in Book 7031, page 289, Register's Office for Davidson County, Tennessee.

This is improved property known as 92 Thompson Lane, Nashville, TN 37211 .

This conveyance is made subject to all easements, covenants, reservations, and restrictions which may be of record in said Register's Office.

The above described premises is not the place of usual residence of the Grantor herein.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, their heirs and assigns forever; and I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my heirs, assigns 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 my hand this 30th day of October, 1995.

Doug Ferris

DOUG FERRIS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

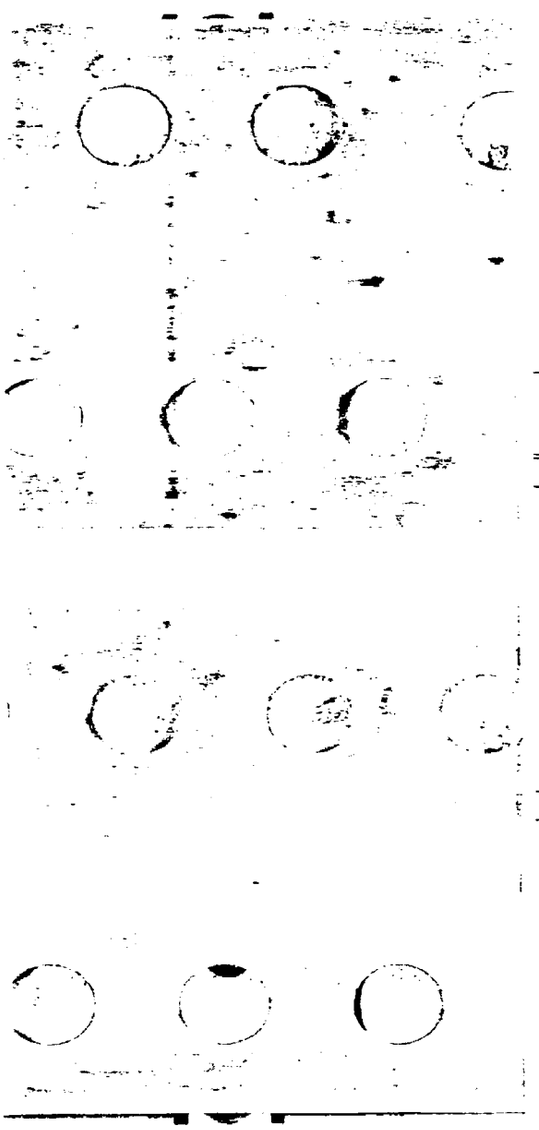
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Doug Ferris, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30th day of October, 1995.

NOTARY PUBLIC

My Commission Expires: 9-26-98

T.C.T. 1995 2:51 03CHECK 212.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9843 PG 374

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

[illegible]	55000.00
[illegible]	209.50
[illegible]	1.00
[illegible]	3.00
[illegible]	212.50
CHECK	212.50

10/31/95 01 09:25 3001 2711

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0117717

RECEIVED FOR RECORD

95 OCT 31 AM 9:26

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 971360