BOOK 9868 PG 972

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $87,000.00. **Affiant** Subscribed and sworn to before me, this 1st day of November, 1995. Notary Public My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/98

Address New Owner As Follows: Eric J. Andersen and wife, Krista Lee Andersen 223 Colt Drive Nashville, TN 37221	Send Tax Bills To: Sunbelt National Mortgage	Map-Parcel Number: 128-10-168 9D 62837

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER R. DOZIER AND WIFE, BARRETT J. DOZIER,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ERIC J. ANDERSEN AND WIFE, KRISTA LEE ANDERSEN,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Stacy Square, Section 4, of record in Book 4460, page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 163 fronts 78 feet on the northwesterly side of Colt Drive and extends back 127.9 feet on the northeasterly line and 127.3 feet on the southwesterly line to a dead line in the rear measuring 76.04 feet thereon.

Being the same property conveyed to Christopher R. Dozier by deed from Clifton D. Morgan and Tami S. Morgan, both unmarried, of record in Book 8016, page 582, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Matters shown on the Plan of record in Book 4460, page 12, Register's Office for said County.

This is improved property known as 223 Colt Drive, Nashville, TN 37221.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 21st day of November, 1995.

Christopher R. Dozier

Barrett J. Dozier

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher R. Dozier, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of November, 1995.

Notary Public

My Commission Expires: 4-25-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barrett J. Dozier, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of November, 1995.

Notary Public

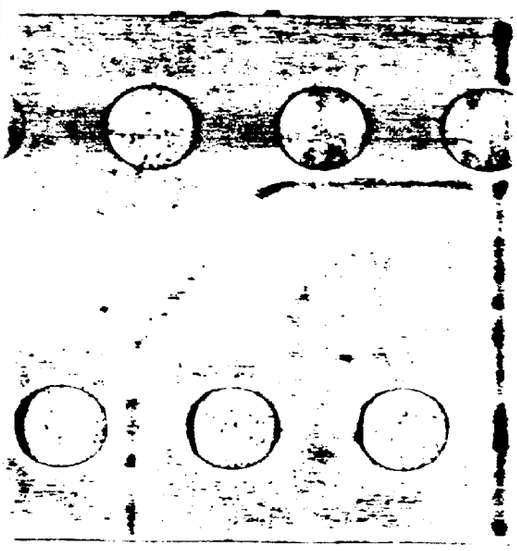
My Commission Expires: 4-25-98

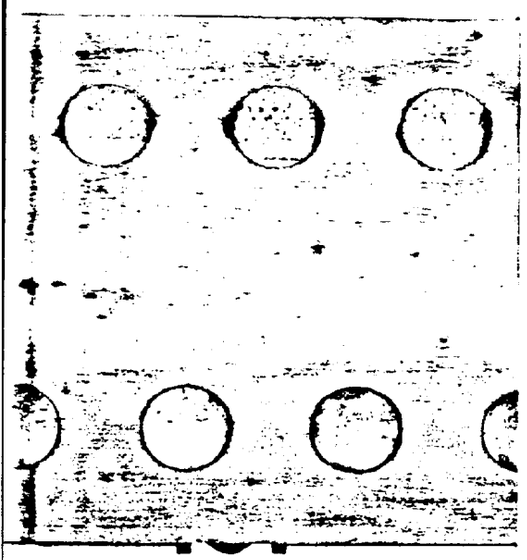
95 NOV 27 PM 1:54

1556 11/27 0101 33CHECK 330.90

0126006

IDENTIFICATION REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9885 PG 974

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 87000.00
CON TX 321.90
PRFEE 1.00
WDEED 8.00
TOTAL 330.90
CHECK 330.90

11/27/95 01 13:57 0001 1686

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0126006
IDENTIF. # REFERENCE

95 NOV 27 PM 1:54

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 980214