THIS INSTRUMENT PREPARED BY:

LAWRENCE E. RAMSEY
ATTORNEY AT LAW
507 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
LER 15669

BOOK 9873 PG 406

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY FIVE THOUSAND AND 00/100 ($75,000.00) DOLLARS, cash in hand paid by JAMES R. ANDERSON and wife, AQUINA ANDERSON, receipt of which is hereby acknowledged, I, HENRY O. ANDERSON, Executor of the Estate of KATHERINE ANDERSON GOODPASTURE, deceased, acting under and by virtue of the authority vested in me by the terms of the Last Will and Testament of KATHERINE ANDERSON GOODPASTURE, of record in Will Book 196, Page 565, in the Office of the Probate Court of Davidson County, Tennessee, have bargained and sold, and by these presents do transfer and convey unto the said JAMES R. ANDERSON and wife, AQUINA ANDERSON, their heirs and assigns, a certain tract or parcel of land as follows:

> Lying and being in Davidson County, State of Tennessee, near the City of Nashville, being the North one-half of Lot No. 148 on the Map of Watkins Grove, of record in Book 547, Page 156, Register's Office of Davidson County, Tennessee. Said part of said lot fronts 100 feet on the West side of Hopkins Street and runs back between parallel lines 200 feet to a dead line.
>
> Being the same property conveyed to Ernest W. Goodpasture and wife, Katherine A. Goodpasture, by deed from Frank Harris Staley and wife, Mary K. Staley, dated May 16, 1960, and of record in Book 3071, Page 227, in the Register's Office of Davidson County, Tennessee. Also being the same property which vested in Katherine A. Goodpasture upon the death of her husband, Ernest W. Goodpasture, by reason of their tennacy by the entireties.
>
> This conveyance is subject to all matters as shown by plat of record in Book 547, Page 156, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made.
>
> This property is subject to right-of-way of Hopkins Street.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JAMES R. ANDERSON and wife, AQUINA ANDERSON, their heirs and assigns, forever. And I do covenant with the said JAMES R. ANDERSON and wife, AQUINA ANDERSON, that as such Executor I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered. And I do further covenant and bind myself, my successors and representatives, that as such Executor, but not further or otherwise, I will warrant and forever defend the title to said land to the said JAMES R. ANDERSON and wife, AQUINA ANDERSON, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 17th day of November, 1995.

KATHERINE ANDERSON
GOODPASTURE ESTATE

BY: Henry O Anderson Exec
HENRY O. ANDERSON, Executor

STATE OF TENNESSEE
COUNTY OF DICKSON

BOOK 987 3 PG 407

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, HENRY O. ANDERSON, Executor of the Estate of KATHERINE ANDERSON GOODPASTURE, deceased, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 17th day of November, 1995.

NOTARY PUBLIC

LAWRENCE F. RAMSEY
NOTARY PUBLIC AT LARGE
DICKSON COUNTY TENNESSEE

My Commission Expires: September 22, 1998

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $75,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 17th day of November, 1995.

NOTARY PUBLIC

LAWRENCE F. RAMSEY
NOTARY PUBLIC AT LARGE
DICKSON COUNTY TENNESSEE

My Commission Expires: September 22, 1998

****

Tax Map and Parcel No. 16DA/02080/117/07/0/101.00

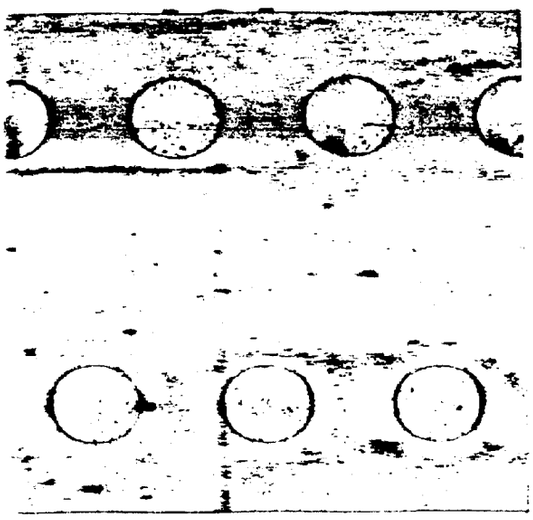
ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. and Mrs. James R. Anderson
127 Shire Lane
Cleveland, TN 37312

0127337
IDENTIFICATION REFERENCE

95 NOV 30 PM 1:22
REGISTER'S OFFICE
DICKSON COUNTY, TN.

MAIL ENV.

3135 11/30 0101 03CHECK
286.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9873 PG 408

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

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

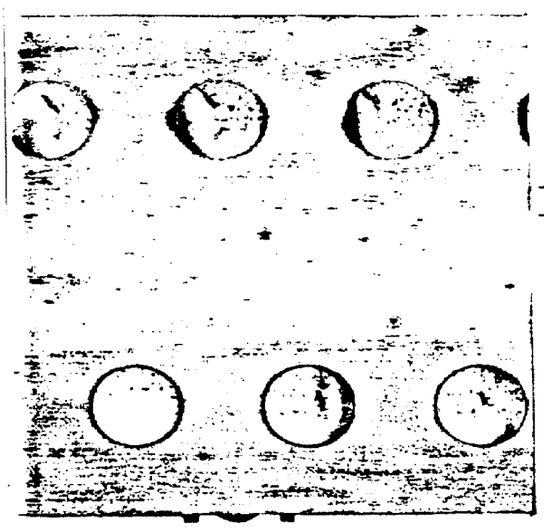
MISC - MISCELLANEOUS
COTX - STATE TAX CONVEY
MOTX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	8.00
TOTAL	286.50
CHECK	286.50

11/30/95 01 13:24 0001 3155

RECEIRT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0127337

IDENTIFICATION REFERENCE

No. 981667