0156442

IDENTIFICATION REFERENCE

#2187

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

96 APR -2 AM 10:46

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

FILE IN BOX #33B
MAP 61-16
PARCEL 352

BOOK 9999 PG 570

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $97,000.00.

Robert E Anderson
Affiant

Subscribed and sworn to before me this the 29th day of March, 1996.

My Commission Expires: 7/24/99

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:
ROBERT E. ANDERSON	SOUTHTRUST MORTGAGE CORPORATION
(Name)	(Name)
1406 CARDINAL DRIVE	110 OFFICE PARK DRIVE
(Street Address)	(Street Address)
NASHVILLE, TN 37216	BIRMINGHAM, AL 35253

W A R A N T Y D E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **MARGARET ANN TUCKER**, unmarried, hereinafter called the "Grantor(s)", has bargained and sold, and by these presents do transfer and convey unto **ROBERT E. ANDERSON**, unmarried, hereinafter called the "Grantee(s)", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 9, Block B, on the Plan of Country Club Estates, as shown on plat of record in Plat Book 843, page 95, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Margaret Ann Tucker, unmarried, by Deed from David Brian Hilligoss and wife, Brenda Ernst Hilligoss, of record in Book 9684, page 852, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1406 Cardinal Avenue
Nashville, TN 37216

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee(s)", his heirs and assigns forever; and "Grantor(s)" does covenant with the said "Grantee(s)" that she is 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 "Grantor(s)" does further covenant and bind herself, her heirs and/or assigns to warrant and forever defend the title to the said land to the

said "Grantee(s)", his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor(s)" has caused hers name to be affixed hereto on this 22nd day of March, 1996.

Margaret Ann Tucker
MARGARET ANN TUCKER

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 MARGARET ANN TUCKER, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of March, 1996.

My Commission Expires: 05/12/99

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

anderson.wd

5129 96/03/22 0101 03CHECK 367.50



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

RECEIVED OF _____

FOR _____

BOOK 9999 PG 572

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 77000.00
				CON TX 353.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 367.00
				CHECK 367.00
04/02/96	01			10:10 0001 5199

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

016644 IDENTIF. & REFERENCE

96 APR -2 AM 10:45

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1023200