BOX 19A

BOOK 10028 PG 629

ADDRESS NEW OWNER AS FOLLOWS:

ISAIAH L. VANCE, SR. *et ux*
ALEXINE VANCE
634 WEST NOCTURNE DR.
NASHVILLE, TN 37207

THIS INSTRUMENT PREPARED BY:

ROLLIE L. WOODALL
Attorney at Law
213 Third Avenue, North
Nashville, Tennessee 37201-1628
615/254-3446

SEND TAX BILLS TO:

SAME

MAP - PARCEL NUMBER:

Map 070-04-0; Parcel 003.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of one hundred and ten thousand and no one-hundredths Dollars ($110,000.00) and other good and valuable consideration paid by ISAIAH L. VANCE, SR. and wife, ALEXINE VANCE, (hereinafter referred to as "Grantee") to ANDREW ANDERSON and wife, MARY SUE ANDERSON, (hereinafter referred to as "Grantors"), the receipt and sufficiency of which is hereby acknowledged, Grantors have bargained and sold, and do hereby transfer and convey, unto the said Grantees, their 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 Lot No. 93, Section II, on the Map of Haynes Heights Subdivision, as of record in Book 2331, Page 58 and 59, Register's Office for Davidson County, Tennessee.
>
> **SAID** Lot No. 93 fronts 203 feet on the northerly side of Manila Street and runs back 296 feet on the westerly line and 274.5 feet on the easterly line to a dead line in the rear, measuring 106.7 feet thereon.
>
> **BEING** the same property conveyed to Andrew Anderson and wife, Mary Sue Anderson, by deed from Hershall Greer of record in Book 2601, Page 511, said Register's Office, and by deed from N.H. Barker of record in Book 2333, Page 50, said Register's Office.
>
> This is improved property known as 634 West Nocturne Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the hereditaments, appurtenances, estate, title, and interest thereto appertaining to the said Grantees, their heirs and assigns, forever.

AND the Grantors do hereby covenant with the Grantees, their heirs and assigns, that they are lawfully seized in fee simple; have full power, authority, and right to convey the same; and that said premises are unencumbered except: (a) 1996 property taxes, which have been prorated and assumed by Grantees; and (b) zoning limitations, and easements and restrictions of record. Grantors do further covenant and bind themselves, their 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 persons whomsoever.

IN WITNESS WHEREOF, Grantors have set their hand and seal, on this the 26th day of April, 1996.

Andrew Anderson
ANDREW ANDERSON

Mary Sue Anderson
MARY SUE ANDERSON

ACKNOWLEDGEMENT BOOK 10028 PG 630

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, Rollie L. Woodall, a Notary Public in and for said County and State, Andrew Anderson and wife, Mary Sue Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of April, 1996.

Rollie L. Woodall
NOTARY PUBLIC

ROLLIE L. WOODALL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9 July 1997.

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is one hundred ten thousand and no one-hundredths Dollars ($110,000.00).

Andrew Anderson
AFFIANT

Subscribed and sworn to before me, this the 26th day of April, 1996.

Rollie L. Woodall
NOTARY PUBLIC

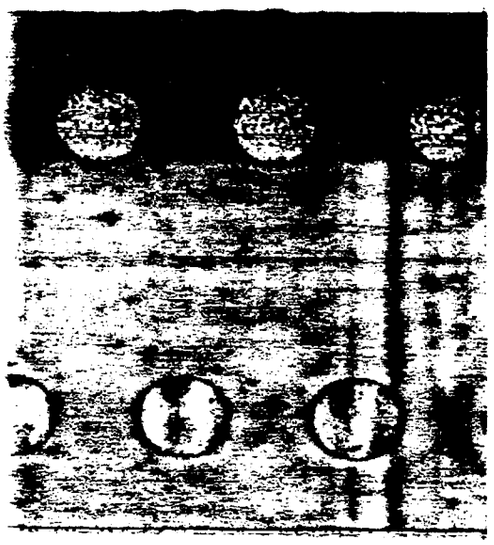
My Commission Expires: 9 July 1997.

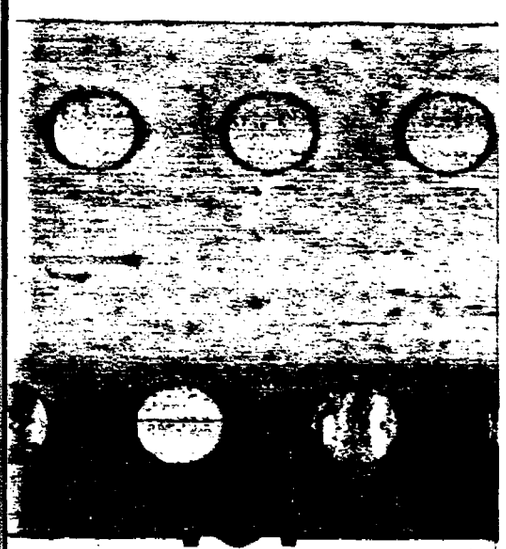
ROLLIE L. WOODALL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

01751,84
IDENTIFICATION REFERENCE

96 APR 25 PM 3:27
DAVIDSON COUNTY TN

4820 04/26 0101 03CHECK 416-00





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

RECEIVED OF _____

FOR _____

BOOK 10028 PG 631

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 110000.00
CON TX 407.00
PRFEE 1.00
WDEED 8.00
TOTAL 416.00
CHECK 416.00

04/26/96 01 15:33 0001 4820

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0175484
IDENTIF. # REFERENCE

96 APR 26 PM 3:27
DAVIDSON COUNTY, TN.

No. 1032871