BOOK 10055 PG 535

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 22,500.00

Juanita Estelle Anderson
Affiant

Sworn to and subscribed before me this 15th day of May, 1996.

Connie L Arrington
NOTARY PUBLIC

My Commission Expires: May 24, 1997

This instrument prepared by:

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

96 MAY 21 AM 8:28

PICK-UP

01835 14

IDENTIFICATION REFERENCE

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Gloria Faye Arrington, et vir	Same	Map 29
3674 Forte Road		Part of parcel 166
Joelton, Tn 37080		

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, JUANITA ESTELLE ANDERSON, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey all of my right, title, and interest unto GLORIA FAYE ARRINGTON and husband, JACK D. ARRINGTON, hereinafter called Grantees, their heirs and assigns, forever, in a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Beginning at a stake, black gum and two hickory pointers, Andy Molenarow's and Angelas Aita corner, thence with said Molenarow's line south 88 10/20 East, 40-2/3 poles to a stake in Phillip Zimmerlee's line, two dogwood, chestnut and sourwood pointers, thence south 1-1/2 degrees west 54-1/2 poles, with the said Zimmerlee's line, thence south 16 degrees west 28 poles, thence with John Cato's line north 88-3/4 degrees west 32 poles to a stake, two hickory and dogwood pointers, Angelo Aita's southeast corner; thence with said Aita's line north 1-1/2 degrees east 81 1/2 poles to the beginning, containing twenty acres, more or less.

Included in the above described property, but expressly excluded from this conveyance are the following tracts of land:

> That tract of land conveyed from Frances Orand to William Russell Anderson, and wife, Juanita Orand Anderson, described in the warranty deed of record in Book 2698, page 85, Register's Office for Davidson County, Tennessee.
>
> That tract of land conveyed from Frances Orand to Ernest Anderson, and wife, Goldie Anderson, described in the warranty deed of record in Book 2735, page 399, Register's Office for Davidson County, Tennessee.
>
> That tract of land conveyed from Frances Orand to Ernest Anderson, and wife, Goldie Anderson, described in the warranty deed of record in Book 3465, page 599, Register's Office for Davidson County, Tennessee.
>
> That tract of land conveyed from Frances Orand to William Russell Anderson, and wife, Juanita Orand Anderson, described in the warranty deed of record in Book 4800, page 587, Register's Office for Davidson County, Tennessee.

That tract of land conveyed from Frances Orand to Phillip W. Fussell, described in the installment deed of record in Book 4952, page, 916, Register's Office for Davidson County, Tennessee.

That tract of land conveyed from Frances Orand to Gloria Faye Arrington, described in the quitclaim deed of record in Book 6705, page 35, Register's Office for Davidson County, Tennessee, the said Gloria Faye Arrington having subsequently reconveyed to the said Frances Orand that tract of land described in the quitclaim deed of record in Book 7022, page 920, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to William Orand and wife, Frances Orand by deed from Jacobs H. Doyle of record in Book 1339, page 458, Register's Office for Davidson County, Tennessee, the said William Orand having since died; the said Frances Orand, also known as Frances Marie Orand having since died and devised said property to Gloria Faye Arrington and Juanita Estelle Anderson by Will of record in Will Book 195, page 654, Probate Clerk's Office for Davidson County, Tennessee.

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

This is improved property known as 3674 Forte Road, Joelton, TN 37080.

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

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 15 day of May, 1996.

Juanita Estelle Anderson
JUANITA ESTELLE ANDERSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

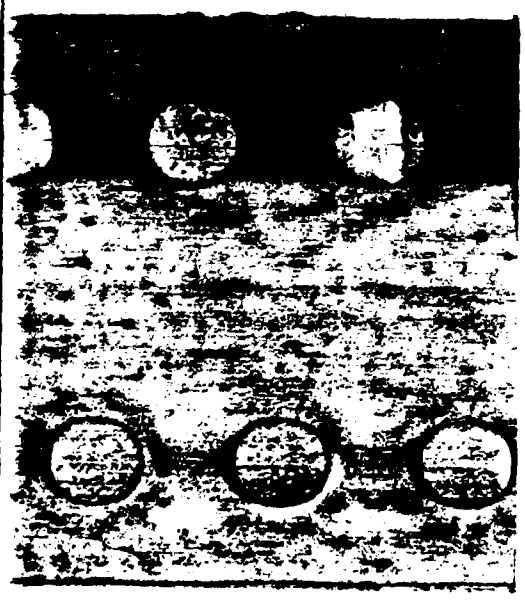
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Juanita Estelle Anderson, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within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

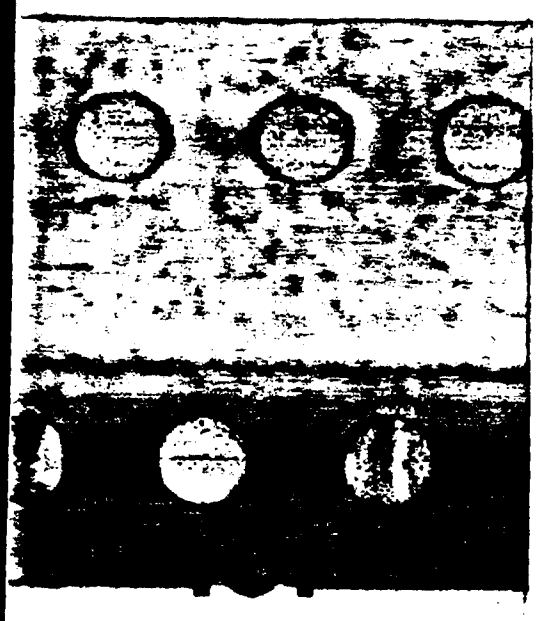
WITNESS my hand and official seal this 15th day of May, 1996.

Connie L Arrington
NOTARY PUBLIC

My Commission Expires: May 24, 1997

3566 05/21 03C TECK 92.25





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

RECEIVED OF _____

FOR _____

BOOK 10055 PG 537

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 22500.00
CON TX 83.25
PRFEE 1.00
WDEED 8.00
TOTAL 92.25
CHECK 92.25

05/21/96 01 08:32 0001 3563

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0183514
IDENTIF. ↑ REFERENCE

96 MAY 21 AM 8:28
REGISTER
DAVIDSON COUNTY, TN.

No. 1041505