BOOK 10115 PG 568

This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BK 1419 PG 353

ADDRESS NEW OWNER:
Mr. & Mrs. Brian E. Anderson
5937 Fireside Dr.
Brentwood, Tennessee 37027

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
FT Mortgage Companies
P. O. Box 781639
Dallas, TX 75378

MAP AND PARCEL:
MAP 160
GROUP 16
PARCEL 61

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Anne Schmidt, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Brian E. Anderson and wife, Katrina L. Anderson, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in ~~Williamson~~ Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 64 on the Revised Plan of Hearthstone, Phase 6, a Planned Unit Development, of record in Book 6900, page 254 & 255, said Register's Office.

Being the same property conveyed to Anne Schmidt by deed from Robert F. Westcott, Jr., unmarried, of record in Book 9743, page 540, Register's Office for ~~Williamson~~ Davidson County, Tennessee.

This is improved property known as 5937 Fireside Dr., Brentwood, TN 37027.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Brian E. Anderson and wife, Katrina L. Anderson, their heirs and assigns, forever; and I, Anne Schmidt, 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

STEVEM SCHMIDT, husband of Anne Schmidt, joins in this conveyance to transfer all right, title and interest he may have in subject property, marital or otherwise.

96 JUL -9 PM 3:42

REGISTER
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE

02011737

Witness our hands this the 26th day of June, 1996.

BOOK 10115 PG 569

Anne Schmidt

Steven Schmidt

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Anne Schmidt and husband Steven Schmidt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 26th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: November 20, 1996

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 224,900.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: November 20, 1996

State of Tennessee, County of WILLIAMSON
Received for record the 03 day of
JULY 1996 at 3:32 PM. (RECD# 183860)
Recorded in official records
Book 1419 Page 353- 354
Notebook 56 Page 301
State Tax $ 832.13 Clerks Fee $ 1.00,
Recording $ 8.00, Total $ 841.13,
Register of Deeds SADIE WADE
Deputy Register SUE WAY