BOOK 10192 PG 972

Mail

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***182,500.00.

Cynthia S. Evans
Affiant

Subscribed and sworn to before me this 13th day of September, 1996.

Mitchell A Watts
Notary Public

My Commission Expires: 11-22-97

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
CYNTHIA S. EVANS 2001 Greenwood Avenue Nashville, Tennessee 37206	FT MORTGAGE COMPANIES P.O. Box 146 Memphis, Tennessee 38101	MAP 83-2 PARCEL 262

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY TWO THOUSAND FIVE HUNDRED AND 00/100 ($***182,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee the receipt of which is hereby acknowledged, I, MARVIN EUGENE ANDERSON, devisee under the Last Will and Testament of Margaret A. Cate, deceased, and we, STEVEN ANDERSON, DAVID ANDERSON, BRENDA ANDERSON COLYAR, GARY ANDERSON, MARK ANDERSON, GREGORY ANDERSON, PAMELA ANDERSON AGEE, STANLEY ANDERSON, JILL ANDERSON EDWARDS and SCOTT ANDERSON, the heirs at law of Catherine B. Anderson, deceased, (the said Catherine B. Anderson being a devisee under the Last Will and Testament of Margaret A. Cate) hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CYNTHIA S. EVANS, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

GENERALLY described as 2001 Greenwood Avenue, Nashville, Tennessee, with all improvements thereon and more particularly described as follows:

BEGINNING at an iron pin in the northeast intersection of Greenwood Avenue and Scott Avenue; thence North 2 deg. 20' 00" East 270.36 feet with the east right of way of Scott Avenue to a concrete monument, being the southwest corner of Wheeler Heights, recorded in Plat Book 1424, page 80, Register's Office for Davidson County, Tennessee; thence South 87 deg. 28' 00" East 185.0 feet along the south property line of Lot No. 1 of said Subdivision to a concrete monument; thence South 3 deg. 30' 59" West 268.58 feet along the westerly property line of Arden Chapel recorded in Book 4358, page 882, Register's Office for Davidson County, Tennessee, to an iron pin in the northerly margin of Greenwood Avenue; thence along the northerly boundary of said Greenwood Avenue, North 88 deg. 03' 00" West 179.46 feet to the point of beginning, according to a survey by Michael V. Holmes & Associates, Tennessee License #213, total acreage 1.127 acres.

BEING part of the same property conveyed to George H. Cate, et ux, (Lucile C. Cate) by deed from Nashville Trust Company, Trustee, of record in Book 1021, page 83, Register's

Office for Davidson County, Tennessee; the said Lucile C. Cate having predeceased George H. Cate and George H. Cate having married Margaret Anderson, now Margaret A. Cate; the said George H. Cate having since died and devising a life estate in subject property to his wife, Margaret A. Cate, and the remainder interest in subject property to his three children, namely, Lucile Cate Spain, George H. Cate, Jr. and Robert L. Cate. By Quitclaim Deed of record in Book 5368, page 773, the said Lucile Cate Spain, George H. Cate, Jr. and Robert L. Cate conveyed all their interest in subject property to Margaret A. Cate. The said Margaret A. Cate having also since died and her Last Will and Testament of record in Will Book 204, page 245, Probate Court Clerk's Office for Davidson County, Tennessee, having devised subject property to Catherine B. Anderson and Marvin Eugene Anderson; the said Catherine B. Anderson having predeceased Margaret Anderson Cate leaving Steven Anderson, David Anderson, Brenda Anderson Colyar, Gary Anderson, Mark Anderson, Gregory Anderson, Pamela Anderson Agee, Stanley Anderson, Jill Anderson Edwards , Scott Anderson* as her heirs at law.
*and Marvin Eugene Anderson

This is improved property known as 2001 Greenwood, Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 13th day of September, 1996.

Mark Anderson
Gregory Anderson
by: Mark Anderson, GUARDIAN

Marvin Eug Anderson
as Devisee and Heir at Law

Scott Anderson

by: Irene Higgins, Guardian

David Anderson

Gary Anderson

Stanley Anderson

Steven Anderson

Jill Anderson Edwards

Brenda Anderson Colyar

Pamela Anderson Agee

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

Witness my hand and official seal this 28TH day of AUGUST, 1996.

Notary Public

My Commission Expires: 1/24/98

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

WITNESS my hand and official seal this 4TH day of SEPTEMBER 1996.

Notary Public

My Commission Expires: 1/24/98

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

WITNESS my hand and official seal this 30TH day of AUGUST, 1996.

Notary Public

My Commission Expires: 1/24/98

BOOK 10192 PG 975

STATE OF New Jersey)
COUNTY OF Camden)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BRENDA ANDERSON COLYAR, 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 9th day of September 1996.

Notary Public

DOROTHY PESELLER
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MAY 21, 2001

My Commission Expires: 5/21/2001

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

WITNESS my hand and official seal this 4th day of SEPTEMBER 1996.

Notary Public

My Commission Expires: 1/24/98

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

WITNESS my hand and official seal this 4th day of SEPTEMBER, 1996.

Notary Public

My Commission Expires: 1/24/98

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 PAMELA ANDERSON AGEE, the bargainors, 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 31ST day of AUGUST, 1996.

Notary Public

My Commission Expires: 1/24/98

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

WITNESS my hand and official seal this 30TH day of AUGUST, 1996.

Notary Public

My Commission Expires: 1/24/98

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 JILL ANDERSON EDWARDS, 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 31ST day of AUGUST, 1996.

Notary Public

My Commission Expires: 1/24/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10192 PG 977

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

WITNESS my hand and official seal this 29TH day of AUGUST, 1996.

Notary Public

My Commission Expires: 1/24/98

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 IRENE HIGGINS and MARK ANDERSON, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they as Guardians for Gregory Anderson executed the within instrument for the purposes therein contained as Guardians.

WITNESS my hand and official seal this 4TH day of SEPTEMBER, 1996.

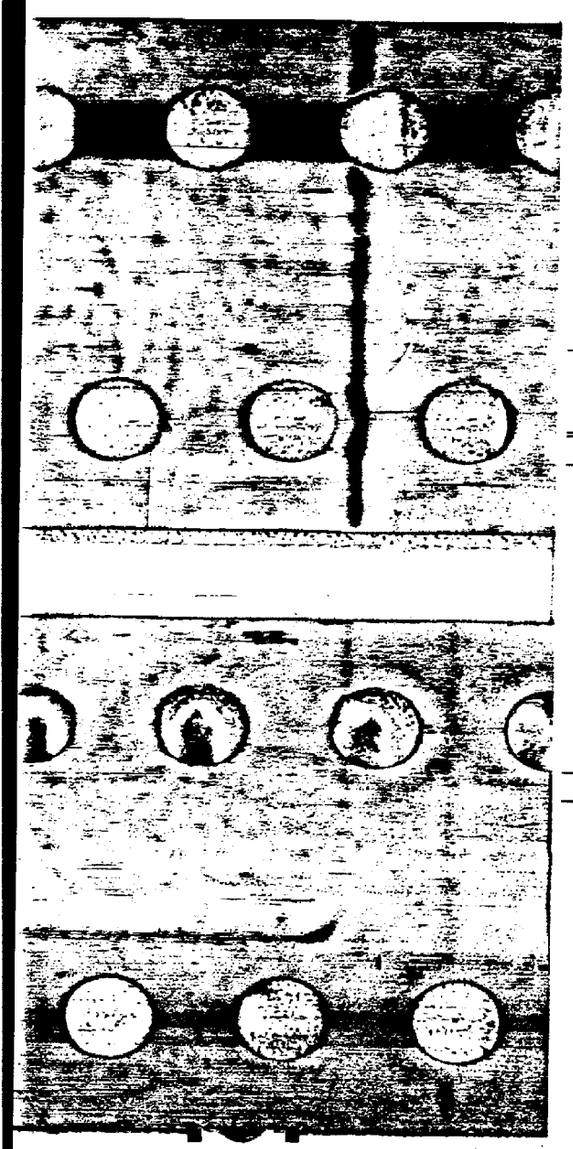
Notary Public

My Commission Expires: 1/24/98

0225992
IDENTIF. & REFERENCE

96 SEP 17 AM 8:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9273 09/17 0101 03CHECK 700.25



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10192 978

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 182500.00
CON TX 675.25
PRFEE 1.00
WDEED 24.00
TOTAL 700.25
CHECK 700.25

09/17/96 01 08:56 0001 9273

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0225992
IDENTIF. & REFERENCE

96 SEP 17 AM 8:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1031711