21B

BOOK 10208 PG 313

Prepared by:
Mary Paty Lynn Jetton
MANIER, HEROD, HOLLABAUGH & SMITH
2200 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219-2494

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Valere Potter Menefee P.O. Box 22387 Nashville, TN 37202	Valere Potter Menefee P.O. Box 22387 Nashville, TN 37202	Map 59 Parcel 83

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER $50,000.

Valere Potter Menefee

Sworn and subscribed to before me this 30 day of September, 1996.

My Commission Expires: July 24, 1999

Notary Public

FOR AND IN CONSIDERATION of the sum of Fifty Thousand and 00/100 Dollars ($50,000), the receipt and sufficiency of which is hereby acknowledged, Betty Doss Anderson, and husband, Phillip Randall Anderson (for the purpose of conveying any marital rights that he may have) (individually and collectively "Grantor") has this date bargained and sold, and does hereby sell, transfer, and convey unto Valere Potter Menefee, ("Grantee"), Grantee's heirs and assigns, all Grantor's right, title, and interest in the following described tract of land:

Being a tract of land in the 12th, formerly 21st, Civil District of said County, being Lot No. 7 on the unrecorded Map of Subdivision of part of the J.Y. Kinson, Jr., 18.31 acre tract and described according to copy of a survey dated July 3, 1948, by Watkins & Murray, Surveyors, as follows:

BEGINNING at a point in the center line of Knight Road, formerly Ewing Creek Road, at an iron bolt which is 243.8 feet south of the center line of a bridge over Ewing Creek; thence North 86° West 200 feet to a point; thence South 4° West 100 feet to the corner of Lots Nos. 6 and 7; thence with the line between said lots North 86° East 200 feet to the center line of Knight road; thence with the center line of same, north 4° east 100 feet to the beginning.

Being the same property conveyed to Jerry W. Anderson and wife, Betty Doss Anderson by deed from Proney Doss and wife, Dorothy Mae Doss of record in Book 4455, Page 41, Register's Office for Davidson County, Tennessee. Jerry W. Anderson having predeceased Betty Doss Anderson, surviving spouse, who is now sole owner of property.

THIS PROPERTY IS IMPROVED PROPERTY LOCATED at: 2924 Knight Road, Nashville, Tennessee 37207.

The description contained in this Deed is the same description as in the previous deed of record.

TO HAVE AND TO HOLD the above described real estate together with all improvements situated thereon and appurtenances thereunto belonging unto the said Grantee and Grantee's heirs and assigns, in fee simple forever.

Grantor COVENANTS with the said Grantee that she is lawfully seized and possessed of the above described real estate, that is has good and lawful right to sell and convey the same and that the same is unencumbered, except for a lien for 1996 real property taxes not yet due, and she binds herself and her successors, assigns, and representatives to forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

WITNESS my hand this 19th day of September, 1996.

Betty Anderson
BETTY DOSS ANDERSON

Phillip Anderson
PHILLIP RANDALL ANDERSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, [illegible], of the State and County mentioned, personally appeared Betty Doss Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of September, 1996.

[illegible]
Notary Public

My Commission Expires:
3-24-97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Jaretta L. Pittman, of the State and County mentioned, personally appeared Phillip Randall Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she as such, executed the foregoing instrument for the purpose therein contained.

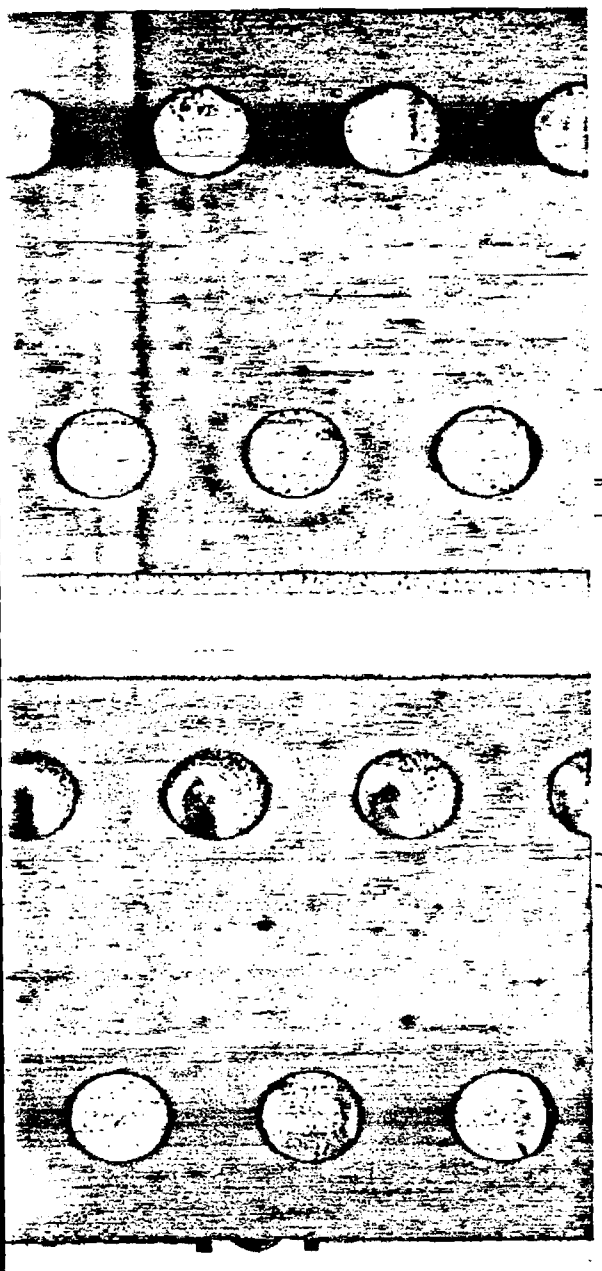
Witness my hand and seal, at office in Nashville, Tennessee, this 14th day of August, 1996.

Notary Public

My Commission Expires:
5-24-97

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0230971
IDENTIFICATION/REFERENCE
09/30/96 01:01 PM
4539 09/30 0101 03CHECK 198.00
3



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 12.00
TOTAL 198.00
CHECK 198.00

09/30/96 01 16:14 0001 4536

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02309711
IDENTIFICATION REFERENCE

96 SEP 30 PM 1:09

REGISTER
DAVIDSON COUNTY, TN

№ 1071628

No. [redacted]