THIS SPACE FOR REGISTER S RECORDING INFO

Per TCA § 66-24-115
Prepared By:

BOOK 10282 PG 935

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Mail

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WARRANTY DEED

THIS WARRANTY DEED made and entered into on this 4TH day of December, 1996, by and between **DAN A. GAYLORD, JR.**, "Grantor", and **ROBERT CHARLES ANDERSON, JR. and wife, VIRGINIA DAVIS ANDERSON**, "Grantees";

W I T N E S S E T H:

That for good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Grantor has bargained and sold and does by these presents transfer and convey unto the Grantees, their heirs and assigns, the following described real property:

In the 6th Civil District of Davidson County, Tennessee and in the City of Nashville:

Lot 69, Caldwell Hall Subdivision, Section One (Revised), as the same is shown on a Plat Map recorded in Book 2900, Pages 57, 58, and 59, Davidson County, Tennessee, Register of Deed's Office ("DCTRODO").

This property is subject to:

2834 12/06 0101 03CHECK 371.53

(1) A 5 ft. easement for underground telephone cable and wire along the westerly line, a 10 foot easement for public utilities along the northerly line, and the 40' minimum building setback line from the southerly line as shown on the Plat Map recorded in Book 2900, Pages 57, 58 and 59, DCTRODO.

(2) Restrictions as set forth in Book 2929, Page 117, as amended at Book 2997, Page 93, DCTRODO.

(3) Requirement as set forth on Plat Map recorded in Book 2900, Pages 57, 58, and 59, DCTRODO, that "Each and every lot shall be served by a sanitary sewer."

Per TCA § 66-24-121, the foregoing description is based on previous deeds of record.

Per TCA § 66-24-122, this lot is shown on the Davidson County, Tennessee, Tax Assessor's Maps as Parcel No. 147-05-104.00 and has a street address of 302 Blackman Road, Nashville, Tennessee, 37211.

Per TCA § 66-24-110, Grantors' source of title is by Warranty Deed to Dan A. Gaylord, Jr. and wife, Beverly H. Gaylord, from Woodbind Homes, Inc., dated July 11, 1960, registered July 19, 1960 at 11:01 A.M. and recorded in Book 3100, Page 331, of the Davidson County, TN, Register of Deed's Office. Beverly H. Gaylord died 8/24/80.

TO HAVE AND TO HOLD said property together with all the rights, privileges and appurtenances thereto appertaining unto the Grantees, their heirs and assigns, forever in fee simple.

And the Grantor covenants with the Grantees that: (1) he is lawfully seized and possessed of said property; (2) he has a perfect right to convey the same; (3) the same is free and unencumbered, except for except for (a) matters set forth in the description, and (b) the lien of the current year's taxes, if unpaid, which shall in any event be prorated between the parties hereto as of the date of this deed, and which taxes, if unpaid, the Grantees assume and agree to pay; and (4) he will forever warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this deed on the day and year first above written.

Dan A. Gaylord, Jr.
DAN A. GAYLORD, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ACKNOWLEDGMENT

On this 4TH day of December, 1996, before me, the undersigned Notary Public, personally appeared **DAN A. GAYLORD, JR.**, with whom I am personally acquainted, or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed, for the purposes therein contained.

GIVEN UNDER MY HAND and official seal at office in said State and County, this the day and date first above written.

Walter Lee Davis Jr
NOTARY PUBLIC

My Commission Expires:
1.26.99

WALTER LEE DAVIS, JR NOTARY AT LARGE PUBLIC WASHINGTON CO., TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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AFFIDAVIT OF VALUE
PER T.C.A. § 67-4-409

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is **$96,900** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Virginia O. Anderson
AFFIANT

SUBSCRIBED AND SWORN TO before me this the 4th day of December, 1996.

NOTARY PUBLIC

WALTER LEE DAVIS, JR
NOTARY AT LARGE PUBLIC
WASHINGTON CO., TN

My Commission Expires:
1-26-99

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NAME AND ADDRESS OF PROPERTY OWNER, PER TCA § 66-24-114:

Robert Charles Anderson, Jr. and wife, Virginia Davis Anderson
302 Blackman Road
Nashville, TN 37211

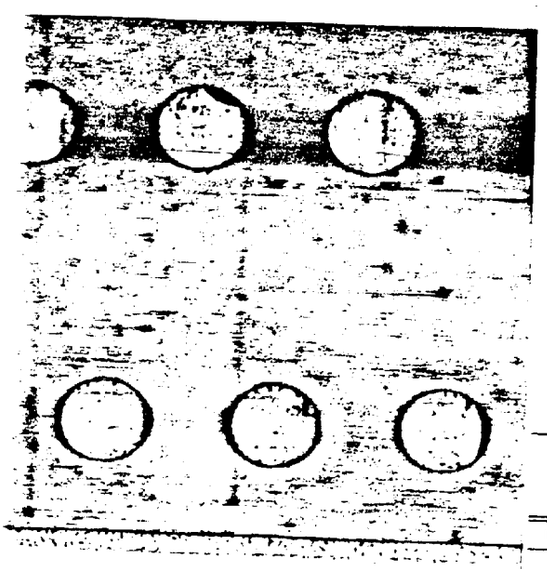
NAME AND ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF REAL PROPERTY TAX PER TCA § 66-24-114:

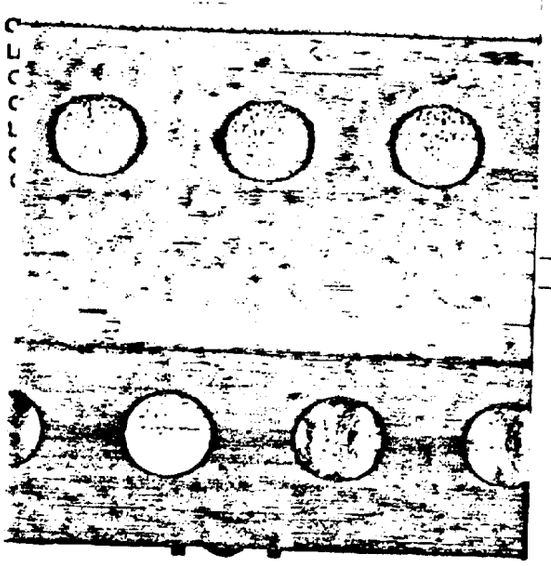
SunTrust Mortgage, Inc.
P.O. Box 100100
Atlanta, GA 30348

0253352
IDENTIF. # REFERENCE

96 DEC -6 AM 9:24
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

I:\WLD anderson.dee





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

RECEIVED OF _____

FOR _____

BOOK 10282 PG 938

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 96900.00
				CON TX 358.53
				PRFEE 1.00
				WDEED 12.00
				TOTAL 371.53
				CHECK 371.53
12/06/96	01			09:26 0001 2834

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0253352
IDENTIF. # REFERENCE

96 DEC -6 AM 9:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1095482