BOOK 10419 PG 172

BK 18

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238
#518278 4/8/97 las

EXECUTOR'S GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elizabeth M. Queener 6416 Brownlee Drive Nashville, TN 37215	Same	Map/Parcel: 115-11-2

WHEREAS, by deed dated April 11, 1961, of record in Deed Book 3218, page 590, Register's Office of Davidson County, Tennessee, A. B. Ivey and wife, Doris C. Ivey, conveyed certain real property located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto (the "Property") to H. B. Anderson (being one and the same as Henry B. Anderson, Sr.) and wife, Virginia L. Anderson (the said Henry B. Anderson, Sr. having since died); and

WHEREAS, Virginia L. Anderson died testate on March 15, 1997, leaving a Last Will and Testament of record in Will Book 212, page 418, Register's Office of Davidson County, Tennessee (the "Will"); and

WHEREAS, the Will appoints Henry B. Anderson, Jr. as Executor, and the said Henry B. Anderson, Jr. is the duly qualified and acting Executor and in this capacity is specifically authorized to sell, lease, encumber or otherwise convey all or any portions of such real property during the period of administration of the Estate.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to the authority granted to me as Executor under the Last Will and Testament of Virginia L. Anderson, deceased, the undersigned, Henry B. Anderson, Jr., as Executor of the Will, and not further or otherwise, has bargained and sold, and by these presents does transfer and convey unto Elizabeth M. Queener ("Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

The source of this description is the prior deed referenced above.

This is improved property known as 6416 Brownlee Drive, Nashville, Tennessee 37215.

Said property is conveyed subject to the following matters:

1. Real property taxes for 1997, a lien but not yet due and payable.

2. All matters shown on Plat recorded in Book 2663, page 110.

3. Restrictions and utility easement(s) as contained in Book 2864, page 348, as amended by Book 4503, page 111.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, her heirs and assigns, forever. Grantor covenant that, subject to

the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives to warrant and forever defend the title to said land to Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS my hand this 15th day of April 1997.

Henry B. Anderson Jr Executor

Henry B. Anderson, Jr., as Executor of
the Estate of Virginia L. Anderson, and
not further or otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, HENRY B. ANDERSON, JR., as Executor of the Estate of Virginia L. Anderson and not further or otherwise, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of April, 1997.

Lea Ann Sexton

Notary Public

LEA ANN SEXTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires:
5/28/2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $210,000.00.

Elizabeth Queener

Affiant

Sworn to and subscribed before me this 15 day of April, 1997.

Lea Ann Sexton

Notary Public

My Commission Expires:
5/28/2000

LEA ANN SEXTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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EXHIBIT A

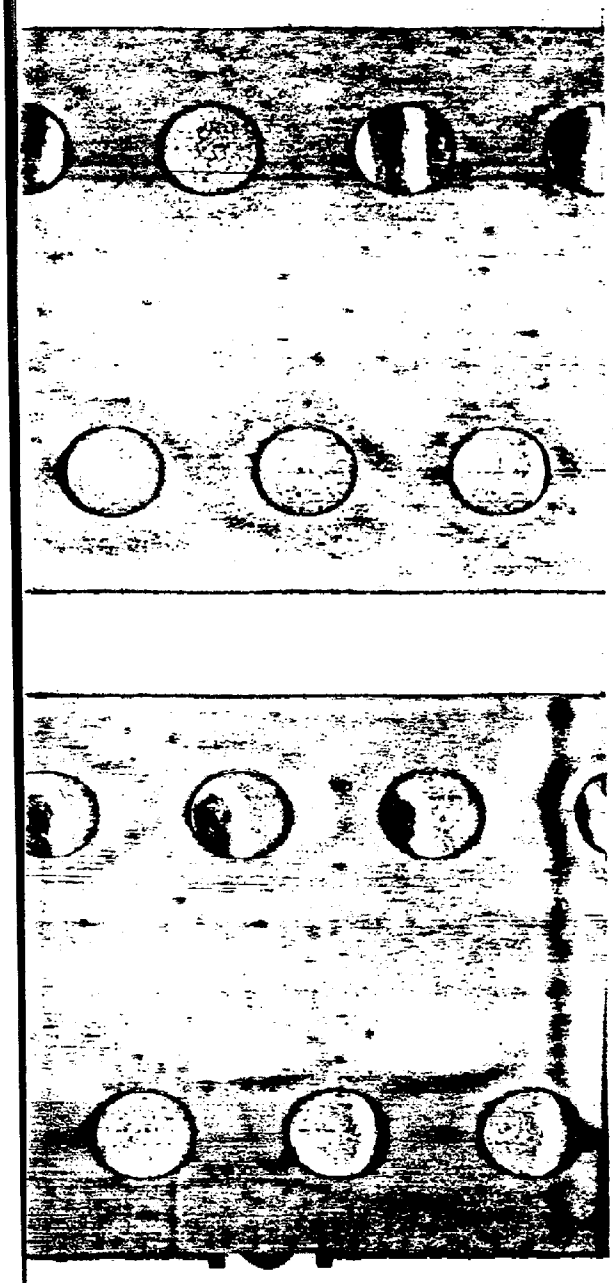
Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of West Meade Estates, Section I, as of record in Book 2663, page 110, Register's Office for said County.

Said Lot No. 48 fronts 120 feet on the north side of Brownlee Drive, and runs back 342 feet on the west line and 382.9 feet on the east line to a dead line in the rear on which it measures 126.4 feet.

Being the same property conveyed to H. B. Anderson and wife, Virginia L. Anderson by deed dated April 11, 1961 from A. B. Ivey and wife, Doris C. Ivey of record Book 3218, page 590, Register's Office for Davidson County, Tennessee. The said H. B. Anderson predeceased his wife on 5/23/90 and Virginia L. Anderson is now also deceased.

This conveyance is made subject to provisions of owner's certificate and easements and set-back lines as shown on plan of record in Book 2663, page 110, Register's Office for Davidson County, Tennessee; and to restrictions of record in Book 2864, page 348, said Register's Office.

0295105
IDENTIFICATION REFERENCE
0242 04/16 0101 03CHECK 790.00



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 210000.00
CON TX 777.00
PRFEE 1.00
WDEED 12.00
TOTAL 790.00
CHECK 790.00

04/16/97 01 15:50 0001 0242

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0295105
IDENTIF. # REFERENCE

97 APR 15 PM 4:12
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 1140038