WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35592)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 227,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF May 19 97

Notary Public

MY COMMISSION EXPIRES: 2/11/99
(AFFIX SEAL)

NADA L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Anderson, III (NAME)	Guaranty Trust Company (NAME)	131-5-4
4312 Lindawood Drive (ADDRESS)	726 South Church Street (ADDRESS)	7DA-45295
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37130 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John Edward Prine and wife, Fiona Prine

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Anderson, III and wife, Julia H. Anderson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Sneed Estates Subdivision as of record in Plat Book 2133, Pages 10 and 11, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to John Edward Prine by deed from Harold L. Blevens and wife, Margaret C. Blevens of record in Book 6068, Page 946, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

Fiona Prine, wife of John Edward Prine, joins in this Warranty Deed only for the purpose of conveying such marital rights if any that she may have in and to said property.

0063 06/06 0101 03CHECK 848.90

unimproved ( )
This is improved (X) property, known as 4312 Lindawood Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 30th day of May, 19 97

John Edward Prine by Fiona Prine attorney in fact

John Edward Prine by Fiona Prine as his attorney in fact

Fiona Prine

BOOK 10484 PG 26

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 [redacted], Fiona Prine

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of May, 19 97.

Commission expires 11/28/98

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

State of Tennessee
County of DAVIDSON

On this the 30TH day of MAY, 1997, before me personally appeared FIONA PRINE to me known to be the person who executed the foregoing instrument in behalf of JOHN EDWARD PRINE as HIS Attorney in Fact, and acknowledged that SHE executed the same as the free act and deed of the said JOHN EDWARD PRINE.

Witness my hand and official seal at NASHVILLE TENNESSEE, this the 30TH day of MAY, 1997

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11/28/98

03131 94
IDENTIF. & REFERENCE

97 NOV -6 AM 11:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10484 PG 27

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	
			227000.00	
			CON TX	839.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	848.90
			CHECK	848.90
06/06/97	01	11:50	0001	0063

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03131 94

IDENTIF. ↑ REFERENCE

97 JUN -6 AM 11:49

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1159979