WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35644)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 57,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
20th DAY OF June 19 97

Notary Public

MY COMMISSION EXPIRES 7-25-98
(AFFIX SEAL)

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
Carmen G. Anderson (NAME)	First American National Bank (NAME)	120-1-82
1213 Kermit Drive (ADDRESS)	First American Center (ADDRESS)	2DA-57130
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (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, Loretta Ann Eck

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carmen G. Anderson, unmarried

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:

Being Lot No. 249 on the map of Miro Meadows Subdivision of record in Book 1424, Pages 94 and 95, Register's Office for said County.

Said Lot fronts 70 feet on the south side of Kermit Drive and runs back between lines, 163.9 feet on the easterly side and 180 feet on the westerly line to a dead line in the rear, on which it measures 91 feet.

BEING the same property conveyed to Wesley Owen Madison and wife, Arzella Madison by deed from Ray E. Gullett and wife, Vernetta Gullett of record in Book 1782, Page 77, Register's Office for Davidson County, Tennessee.

The said Wesley Owen Madison and wife, Arzella Madison have since died. (Arzella died first.) In case #96P1412, probate court of Davidson County, property was left to Loretta Ann Eck, Wesley's daughter.

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

unimproved ( )
This is improved (X) property, known as 1213 Kermit Drive, Nashville, TN 37217
(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 my hand this 20th day of June, 19 97

Loretta Ann Eck

BOOK 10505 PG 279

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 Loretta Ann Eck

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 at Nashville Tennessee this 20th day of June, 19 98

Commission expires 7/25/98

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

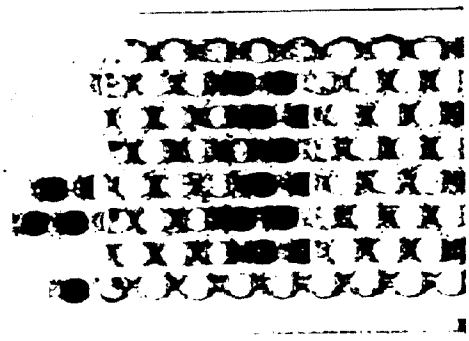
03195871

IDENTIF. ✦ REFERENCE

97 JUN 25 PM 1:43

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

7175 06/25 0101 03CHECK 219.90



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

RECEIVED OF _____

FOR _____

BOOK 10505 PG 280

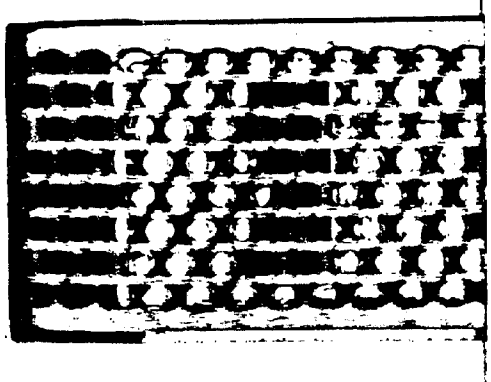
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 57000.00
CON TX 210.90
PRFEE 1.00
WDEED 8.00
TOTAL 219.90
CHECK 219.90

06/25/97 01 13:47 0001 7175

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03195817
IDENTIF. ↑ REFERENCE

97 JUN 25 PM 1:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1166993