PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 10590 PG 200

WARRANTY DEED

THIS INDENTURE is made and entered into this **29th** day of **August, 1997** between SORENA M. ANDERSON, A WIDOW, UNMARRIED, GRANTOR, and JAMES CALVIN DAVIDSON and ELIZABETH A. DAVIDSON, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, SORENA M. ANDERSON, A WIDOW, UNMARRIED, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto JAMES CALVIN DAVIDSON and ELIZABETH A. DAVIDSON, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3814 INGLEWOOD CIRCLE NORTH, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTOR covenants and agrees with the said GRANTEEs that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds themselves, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

Sorena M. Anderson

SORENA M. ANDERSON
Signature of Seller

97 SEP -2 PM 2:14
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 01343598

BOOK 10590 PG 201

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, SORENA M. ANDERSON, A WIDOW, UNMARRIED, the within named 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, at office, this **29th** day of **August, 1997.**

Denise C. Allis
Notary Public

My Commission Expires: 5/28/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Name and Address of Property Owner:

JAMES CALVIN DAVIDSON and ELIZABETH A. DAVIDSON, HUSBAND AND WIFE
3814 Inglewood Circle North
Nashville, TN 37216

Property Address:

3814 INGLEWOOD CIRCLE NORTH
NASHVILLE, TN 37216

Person Responsible for Taxes:

FRANKLIN AMERICAN MORTGAGE COMPANY
214 OVERLOOK COURT, STE. 150
BRENTWOOD, TN 37027

Map & Parcel #: MAP 072-04, PARCEL 138.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 **$68,500.00** 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.

James Calvin Davidson
Affiant

Sworn to and subscribed before me, a Notary Public, this **29th** day of **August, 1997.**

Denise C. Allis
Notary Public

My Commission Expires: 5/28/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 14 of Block "D" on the Plan of Inglewood Terrace, as of record in Book 1130, page 1, Register's Office for said County.

Said Lot No. 14 fronts 68 feet 9 inches on the southeasterly side of Inglewood Circle North and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Tom T. Anderson and wife, SORENA M. ANDERSON, by Deed from CUMBERLAND BUILDERS, INC., of record in Book 1454, page 099, Register's Office for DAVIDSON County, Tennessee. The said Tom T. Anderson having since died, the property vests by operation of law in his surviving spouse, SORENA M. ANDERSON, the Grantor herein.

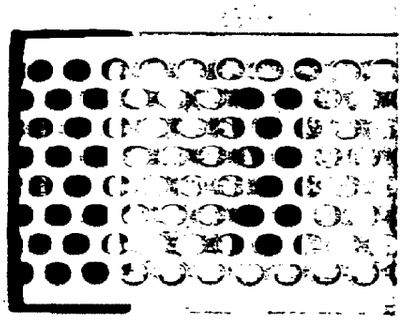
EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1997 and subsequent years not yet due and payable (MAP 072-04, PARCEL 138.00, 1996 REAL PROPERTY TAXES ARE PAID).

2. All matters as set forth on the Plan of record in Plat Book 1130, page 1, said Register's Office, which plan includes a 30-foot minimum building setback line from INGLEWOOD CIRCLE NORTH and a 10-foot public utility and drainage easement along the back lot line.
3. Restrictive Covenants under the Reconversion Housing Program of the Civilian Produciton Administration under Priorities Regulationi 33, as stated in Deed of record in Book 1454, Page 99, Register's Office for DAVIDSON County, Tennessee.

4. Sewer easement, of record in Deed Book 4191, Page 397, Register's Office for DAVIDSON County, Tennessee.

337B 09/02 0101 03CHECK 266.45



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

RECEIVED OF _____

FOR _____ BOOK 10590 PG 203

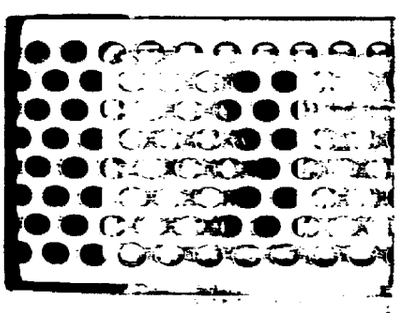
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	68500.00
CON TX	253.45
PRFEE	1.00
WDEED	12.00
TOTAL	266.45
CHECK	266.45

09/02/97 01 14:16 0001 3378

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



IDENTIFICATION REFERENCE 0343598

97 SEP -2 PM 2:14

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1192864