THIS INSTRUMENT PREPARED BY:
John L. Van Cleave, Esq.
Watkins, McGugin, McNeilly
& Rowan, PLLC
214 2nd Avenue, North, Suite 300
Nashville, TN 37201-1638

BOOK 10744 PG 770

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONALD P. ANDERSON 523 Natchez Bend Road Nashville, Tennessee 37221	Same	Map: 104-2 Par: 225

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $32,500.

Ronald P. Anderson
Affiant

SUBSCRIBED AND SWORN to before me this 31st day of December, 1997.

Misty Dorey
Notary Public
My Commission Expires: 1-17-99

MISTY DOREY NOTARY PUBLIC STATE OF TENNESSEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Nancy Herb Anderson, Executrix of the Estate of Robert J. Anderson, III, deceased, hereinafter "Grantor", has this day bargained and sold and does hereby transfer and convey unto RONALD P. ANDERSON, his heirs and assigns, hereinafter "Grantee", that certain tract or parcel of real estate located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Said property is known as 310 Thirty-First Avenue, North, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs and assigns forever. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as herein stated.

Grantor further covenants and binds herself, her successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Grantor covenants, conveys and warrants in her fiduciary capacity and not individually.

WITNESS her hand this 31st day of December, 1997, the corporate party having executed this instrument by its duly authorized representative.

ESTATE OF ROBERT J. ANDERSON, III,

By: Nancy Herb Anderson
Nancy Herb Anderson,
Executrix

PICK-UP

G:\USERS\JVC\ANDERSON.DEE\12-31-97

98 JAN -2 PM 3:44
REGISTER
DAVIDSON COUNTY, TN.

01385400

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Misty Doney, of the State and County aforesaid, personally appeared NANCY HERB ANDERSON, Executrix of the Estate of Robert J. Anderson, III, 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 seal, in Nashville, Tennessee, this 31st day of December, 1997.

Misty Doney
NOTARY PUBLIC

MISTY DONEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

1-17-99

EXHIBIT "A"

Legal Description

BOOK 10744 PG 772

Land in Davidson County, Tennessee, being Lot No. 12 on the map of Long and Ashworth's Subdivision of Lot No. 26, Boyd Cockrill Spring Tract, as of record in Book 57, page 110, R.O.D.C., Tenn., described as follows:

Beginning on the easterly margin of Euclid Avenue at the intersection of the Northerly line of the first alley North of Burch Street; running thence easterly with the northerly margin of said alley, 95.8 feet to the westerly margin of another alley; thence northerly with the westerly line of said last named alley, 135.8 feet to the easterly margin of Euclid Avenue; thence southerly with the easterly margin of said Avenue, 166 feet to the beginning, and being part of the property devised to the said Lizzie Allen McGill, by will of John T. Gill, which will is of record in Will Book 61, page 197, County Court Davidson County, Tennessee.

Being the same property conveyed to Robert J. Anderson, III, and Ronald P. Anderson, by Warranty Deed from Alfred L. Bargatze and wife, Mattie C. Bargatze, of record in Book 4750, page 41, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Real property taxes for 1998 and subsequent years;

2. Lien for any unpaid assessment for public improvements payable in respect of the property herein conveyed;

3. Applicable zoning, building, land use and other governmental laws, ordinances, rules, restrictions and regulations;

4. Rights of the public, the State of Tennessee and any political subdivision of the State of Tennessee, including, without limitation, counties and municipalities, in and to that part of the property herein conveyed taken or used for highways, streets, rights-of-way and related purpose;

5. Easements, covenants, restrictions and other matters of record.

8026 01/02 0101 03CHECK 133.2

G:\USERS\JVC\ANDERSON.DEE\12-29-97

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10744 PG 773

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 32500.00
CON TX 120.25
PRFEE 1.00
WDEED 12.00
TOTAL 133.25
CHECK 133.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/02/98 01 1548 0001 8026

0386400
IDENTIFICATION REFERENCE

98 JAN -2 PM 3:44

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

No.1238708