BOOK 10766 PG 109

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January 19 98

Notary Public

MY COMMISSION EXPIRES: 8-8-99

D. W. McMACKIN NOTARY PUBLIC EXP. 8-8-99 DAVIDSON COUNTY AT LARGE TN

THIS INSTRUMENT WAS PREPARED BY
D.W. McMACKIN, 5200 MARYLAND WAY, SUITE 105, BRENTWOOD, TENNESSEE 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BEN ANDERSON	NEW OWNER	104-2-111
(NAME)	(NAME)	
3114 LONG BLVD.		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37203		
(CITY) (STATE) (ZIP)	(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, ANNIE M. LLEWELLYN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, BEN 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:

Being the easterly half of Lot No. 43 on the Revised Map of West End Park, as of record in Book 421, pages 82 and 83, Register's Office for Davidson County.

Said part of Lot No. 43 fronts 50 feet on the northerly side of Long Boulevard and runs back 150.5 feet on the easterly line and 150.25 feet, more or less, on the westerly line to the southerly line of Lot No. 63, measuring 50.1 feet thereon.

~~Being the same property conveyed to Ben Anderson by deed from Annie M. Llewellyn of record in Book XXXXXXX page XXXXXXX Register's Office, Davidson County, Tennessee~~

Being the same property conveyed to Annie M. Llewellyn and Constance N. Llewellyn by Deed from Beatrice Irene Bryan, a single woman, of record in Book 3185, page 259, Register's Office for Davidson County, Tennessee. Constance N. Llewellyn has since conveyed her interest to Annie M. Llewellyn by Quitclaim Deed of record in Book 8921, page 139, said Register's Office.

unimproved ( )
This is improved (X) property, known as 3114 LONG BLVD., NASHVILLE, TN 37203
(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 14th day of January 19 98

Annie M. Llewellyn
ANNIE M. LLEWELLYN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANNIE M. LLEWELLYN, UNMARRIED

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 BRENTWOOD Tennessee, this 14th day of January 19 98.

Commission expires

D. M. McMACKIN NOTARY PUBLIC EXP. 9/26/98 AT LARGE DAVIDSON COUNTY, TN

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

IDENTIFICATION REFERENCE

98 JAN 23 AM 7:56

REGISTER DAVIDSON COUNTY, TN.

03392602

4724 01/23 0101 03CHECK 486-3

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10766 PG 111

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	129000.00
CON TX	477.30
PRFEE	1.00
WDEED	8.00
TOTAL	486.30
CHECK	486.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01/23/98 01 08:04 0001 4724

0392602

IDENTIFICATION REFERENCE

98 JAN 23 AM 7:56

REGISTER

DAVIDSON COUNTY, TN.

No. 1245340