B452

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON 10774 PG 281
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
GREATER, FOR THIS TRANSFER IS $ 150,000.00
Nedra A. Vance
Affiant

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January 19 98

Judy A. Lehman
Notary Public

MY COMMISSION EXPIRES: 5-16-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nedra A. Vance (NAME)	Chase Manhattan Mortgage (NAME)	147-1-25
371 Lynn Drive (ADDRESS)	1500 North 19th Street (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Monroe, Louisiana 71201 (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, Mark W. Anderson and wife, Vicki B. Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nedra A. Vance

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. 437 on the Plan of Caldwell Hall, Section VI, of record in Book 2900, Page 148, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark W. Anderson and wife, Vicki B. Anderson by deed from Frances C. Conroy, unmarried of record in Book 7937, page 869, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Mark W. Anderson and Vicki B. Anderson hereby certify, warranty and covenant that they are one and the same persons as Mark Anderson and Vicki Anderson.

unimproved ( )
This is improved (X) property, known as 371 Lynn Drive, Nashville, Tennessee 37211
(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 28th day of January 19 98

Mark W. Anderson

Mark W. Anderson

Vicki B. Anderson

Vicki B. Anderson

BOOK 10774 PG 282

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 Mark W. Anderson and wife, Vicki B. Anderson

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 Brentwood, Tennessee, this 28th day of January, 1998.

Commission expires 6/23/98

Notary Public

MARIE A. SWEENEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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

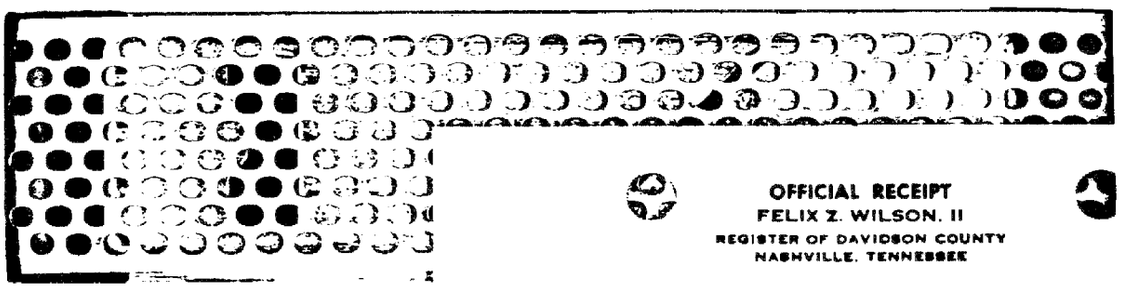
Notary Public

7464 01/30 0101 03CHECK 564.00

98 JAN 30 AM 8:35

D395149

IDENTIFICATION REFERENCE



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

RECEIVED OF _____

FOR _____

BOOK 10774 PG 283

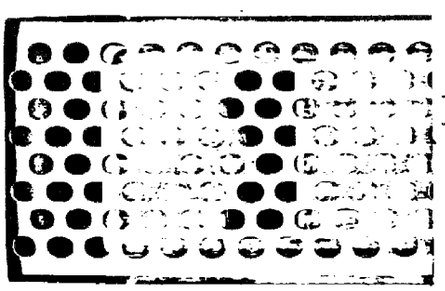
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 150000.00
CON TX 555.00
PRFEE 0.10
ERR CO
PRFEE 0.10-
PRFEE 1.00
WDEED 8.00
TOTAL 564.00
CHECK 564.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/30/98 01 08:41 0001 7464



0395149
IDENTIFICATION REFERENCE

98 JAN 30 AM 8:35

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 1248041