BOX 44

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $150,000.00. Tina K. Anderson **Affiant** Subscribed and sworn to before me, this 17th day of March, 1998. Wesley D. Turner Notary Public My Commission Expires: 5/30/99

Address New Owner As Follows: Timothy L. Anderson and wife, Tina K. Anderson 8983 Highway 100 Nashville, TN 37221	Send Tax Bills To: SAME	Map-Parcel Number: Map 168-082 9D 50720 Map 168-081 9D 50730

7630 03/18 0101 03CHECK 564.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BOBBY F. WEBB, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TIMOTHY L. ANDERSON AND WIFE, TINA K. ANDERSON,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 9th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a stake in the center of State Highway No. 100 and in Stoner & Breedlove's west boundary line; thence with center of said highway South 74 deg. West 12 poles (198.00) feet to a stake in center of same, W. T. Phillips' corner; thence with his line, South 13 deg. East 122 poles (2,013 feet) to a stake on south bank of branch with white walnut and sycamore pointers in S. S. Morton's line; thence with his line, South 87 deg. East 12 poles (198.00) feet to a stake in his line with poplar pointer, said Stoner & Breedlove's southwest corner; thence with their line North 13 deg. West 128 poles (2,112 feet) to the beginning, containing 9.38 acres, more or less.

Being the same property conveyed to Bobby F. Webb and wife, Nikki L. Webb by deed from Iva Lee Teal, unmarried, of record in Book 7710, page 841, Register's Office for Davidson County, Tennessee; the said Nikki L. Webb having quitclaimed all her interest

in subject property to Bobby F. Webb, of record in Book 8104, page 452, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Easement to State of Tennessee, of record in Book 787, page 71, Register's Office for Davidson County, Tennessee.

3. Easement conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 9533, page 412, Register's Office for Davidson County, Tennessee.

4. Easement conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 9453, page 222, Register's Office for Davidson County, Tennessee.

5. Easement for flow of creek.

6. Title to that portion of the subject premises located within the bounds of the right of way of Highway 100.

This is improved property known as 8983 Highway 100, and Route 5, Highway 100, Nashville, TN 37221.

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 17th day of March, 1998.

Bobby F Webb

Bobby F. Webb

98 MAR 18 PM 3:39

REGISTER
DAVIDSON COUNTY, TN

IDENTIF. A REFERENCE

04 13882

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BOBBY F. WEBB, UNMARRIED,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of March, 1998.

Wesley D. Turner

Notary Public

My Commission Expires: 5/30/99

WESLEY D. TURNER
NOTARY PUBLIC
STATE OF TENNESSEE

0088691.01

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

RECEIVED OF _____

FOR _____

BOOK 10844 PG 81

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 1.00
WDEED 8.00
TOTAL 564.00
CHECK 564.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 03/18/98 01 [illegible] 0001 7630

04 13882
IDENTIF. # REFERENCE

98 MAR 18 PM 3:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1267982