BOOK 10901 PG 35

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF April 19 98

Notary Public

MY COMMISSION EXPIRES: 4/23/99
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company, 4733 Andrew Jackson Parkway, Hermitage, Tennessee 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meshun Celeste Anderson (NAME)	First American National Bank (NAME)	076-01-0-113.00
515 Debbie Drive (ADDRESS)	First American Center (ADDRESS)	
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37237 (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, Star Moore, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Meshun Celeste Anderson, unmarried

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 Lot No. 108-A Zone Division Lot Numbers 83, 104 and 108 on the Plan of Tulip Grove Woods, Phase 1, as of record in Plat Book 6900, Page 73, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Star P. Moore, unmarried by deed from Jack Kemp, Secretary of Housing and Urban Development of record in Deed Book 8232 page 161, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6369, page 879, Register's Office for said County.

This is the same description as in previous deed of record.

This conveyance is subject to setback lines and recorded easements of record in Book 6900, page 73, said Register's Office.

98 APR 27 AM 11:00
ELIZABETH C. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

04296 95

unimproved ( )
This is improved (X) property, known as 515 Debbie Drive, Hermitage, Tennessee 37076
(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 16th day of April 19 98

Star Moore

Star Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Star Moore, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 16th day of April 19 98.

Commission expires 3/23/98

Notary Public

TRAVIS TRUMPHOUR NOTARY PUBLIC AT LARGE DAVIDSON 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

8580 04/27 0101 03CHECK

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

RECEIVED OF _____

FOR _____

BOOK 10901 PG 37

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

MAMT 68000.00
ERR CO
MAMT 68000.00-
CAMT 68000.00
CON TX 251.60
PRFEE 1.00
MTGFEE 8.00
TOTAL 260.60
CHECK 260.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/27/98 01 11:02 0001 8580

0429695
IDENTIF. & REFERENCE

98 APR 27 AM 11:00

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

No. 1284689