BOOK 11199 PAGE 571

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 214,000.00

Lois Diane Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November 19 98

Notary Public

MY COMMISSION EXPIRES: 9/21/98
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cleo R. Anderson (NAME)	Southeastern Mortgage of (NAME)	MAP #33-3-9.00 &
201 Dry Creek Road (ADDRESS)	115 29th Avenue South (ADDRESS)	MAP #25-15-41
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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, Theresa Ann Jester

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cleo R. Anderson and wife, Lois Diane 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:

TRACT #1 (Previously shown as Tract #2*)
Land located in Davidson County, Tennessee:

Beginning at a point at the northwesterly corner of Lot No. 23 Section One, Part One Solitude Acres as of record in Book 3700, page 48, R.O.D.C., Tennessee on the easterly right-of-way line of Milwell Drive where it now ends; thence,

1. With a line severing the property of which this is a part and with the common line of Tracts 1 and 2 and with a curve to the left (radius 2075 feet) northeasterly a distance of 33.93 feet and having a chord bearing and distance of N13 degrees 18' 25.5" E, 33.93 feet; thence,

2. With a curve to the left (radius 376.30 feet) northeasterly a distance of 136.86 feet and having a chord bearing and distance of N2 degrees 25' 09.5"E, 136.108 feet; thence,

3. With a curve to the right (radius 636.57 feet) northwesterly a distance of 35.69 feet and having a chord bearing and distance of N6 degrees, 20' 35" W, 35.687 feet to a common corner of Tracts 2 and 3; thence,

CONTINUED

unimproved ( )
This is improved (X) property, known as 201-A Dry Creek Road, Goodlettsville, TN 37072
(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 5th day of November 19 98

Theresa Ann Jester

Theresa Ann Jester

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theresa Ann Jester

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 Hendersonville, Tennessee, this 5th day of November 19 98

Commission expires 3/24/01

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

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

05111187
LEGIBLE REFERENCE

98 NOV 11 AM 8:08
REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.

LEGAL DESCRIPTION CONTINUATION

TRACT #1..cont'd

4. With the common line of Tracts 2 and 3 with a curve to the left (radius 25.0 feet) southeasterly a distance of 39.51 feet and having a chord bearing and distance of S50 degrees 13' 37" E, 35.523 feet; thence,

5. With a curve to the right (radius 284.03 feet) southeasterly a distance of 73.69 feet to a point and having a chord bearing and distance of S88 degrees, 04' 04" E, 73.482 feet; thence,

6. With a curve to the left (radius 50.00 feet) northeasterly a distance of 46.18 feet and having a chord bearing and distance of N72 degrees, 54' 14" E, 44.558 feet; thence,

7. With a curve to the right (radius 50.00 feet) southeasterly a distance of 90.02 feet and having a chord bearing and distance of S81 degrees 58' 35" E, 78.348 feet; thence,

8. N59 degrees, 36' 14" E, 216.95 feet to a point in the westerly line of Lot No. 5 on plans of Section One, Part One Solitude Acres as of record in Book 3700, page 48, R.O.D.C., Tennessee; thence,

9. With the westerly line of Solitude Acres S8 degrees 46' 25" W, 321.87 feet to a common corner of Lots 2 and 24 on the plan of Solitude Acres; thence,

10. With the north line of Lot 24 Solitude Acres S82 degrees 37' 25" W, 166.15 feet to the common corner of Lots 23 and 24; thence,

11. With the north line of Lot 23 Solitude Acres N76 degrees 10' 33" W, 210.09 feet to the point of beginning and containing 89,875 square feet or 2.063 acres.

Being the same property conveyed to Theresa Ann Jester by Quitclaim Deed from Echo Hill Properties, Inc., a Tennessee corporation, of record in Book 11031, page 177, Register's Office for Davidson County, Tennessee. AND also by QuitClaim Deed of record in Book 11199, Page 565, Register's Office for Davidson County, Tennessee.

TRACT #2 (Previously shown as Tract #3*)
Land located in Davidson County, Tennessee:

BEGINNING at a point at the northwest corner of Lot No. 5 on the Plan of Section One, Part One Solitude Acres as of record in Book 3700, page 48, R.O.D.C., Tennessee and also being the southeast corner of Joe G. Hackney as of record in Book 4453, page 42, R.O.D.C., Tennessee; thence,

1. With the westerly line of Lot No. 5, S 8 degrees 46' 25" W, 33.0 feet to the common corner of Tracts 2 and 3; thence,

2. With the common line of Tracts 2 and 3, S 59 degrees 36' 14" W, 216.95 feet; thence,

3. With a curve to the left (radius 50.00 feet) northwesterly a distance of 90.02 feet and having a chord bearing and distance of N 81 degrees 58' 35" W, 78.348 feet; thence,

LEGAL DESCRIPTION CONTINUATION

TRACT #2...cont'd

4. With a curve to the right (radius of 50.00 feet) southwesterly a distance of 46.18 feet and having a chord bearing and distance of S 72 degrees 54' 14" W, 44.558 feet; thence,

5. With a curve to the left (radius 284.03 feet) northwesterly a distance of 73.69 feet and having a chord bearing and distance of N 88 degrees 04' 04" W, 73.482 feet; thence,

6. With a curve to the right (radius of 25.00 feet) northwesterly a distance of 39.51 feet, and having a chord bearing and distance of N 50 degrees 13' 37" W, 35.523 feet; thence,

7. With a curve to the right (radius of 636.57 feet) northwesterly a distance of 49.49 feet to a point and having a chord bearing and distance of N 2 degrees 43' 37.5" W, 49.474 feet; thence,

8. N 00 degrees 30' 00" W, 114.54 feet to the south line of E. J. Miller as of record in Book 2591, page 31, R.O.D.C., Tennessee; thence,

9. With the south line of Miller S 86 degrees 07' 25" E, 298.83 feet to the common southerly corner of Miller and Hackney; thence,

10. With the south line of Hackney S 78 degrees 20' 19" E, 120.77 feet to the point of beginning and containing 58.220 square feet or 1.337 acres.

Running with the above-described Tract No. 3 is a 50-foot wide ingress-egress easement across Tract No. 1, being more particularly described in Deed Book 7346, page 570 said Register's Office.

Being the same property conveyed to Theresa Ann Jester and husband, Jeffrey C. Jester, by Quitclaim Deed from Theresa Ann Jester, of record in Book 7346, page 570, Register's Office for Davidson County, Tennessee. See also Quitclaim Deed of record in Book 11199, Page 568, said Register's Office.

*on survey by Ragan-Smith and Associates, Inc. dated 9/1/76

5569 11/11 0101 03CHECK 810.8

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11199 PAGE 575

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 214000.00
				CON TX 791.80
				PRFEE 1.00
				WDEED 16.00
				CFEE 2.00
				TOTAL 810.80
				CHECK 810.80
			11/11/98 01	08:07 0001 5569

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05111187

IDENTIFICATION REFERENCE

98 NOV 11 AM 8:08

REGISTER
DAVIDSON COUNTY, TN

No. 1370686