THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Greg Mulligan, et ux 113 Larchmont Dr. Madison, Tn. 37115	Same as New Owner	Map 43-11 Parcel 160 Field Book 11D 53205

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JAMES J. ANDERSON, individually and as Executor of the Estate of Martha Lorraine Anderson, MARTHA ROGERS, JUDY ANN ANDERSON, DELORES J. McGIGHAN and MICKEY W. ANDERSON, being all of the heirs and beneficiaries of Martha Lorraine Anderson, deceased, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto GREG MULLIGAN and wife, CYNTHIA MULLIGAN, hereinafter referred to as 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. 20 on the Revised Plan of Myatt-Eagan's Subdivision of Lots Nos. 2 and 3 of Anderson Estates, as of record in Book 1424, page 123, Register's Office for said County.

SAID Lot No. 20 fronts 133.3 feet on the westerly side of Larchmont Drive and runs back between parallel lines, 210 feet to a dead line.

BEING the same property conveyed to James A. Anderson and wife, Lorraine Anderson by deed from Walter T. Jackson, Jr. and wife, Dorothy B. Jackson, of record in Book 1883, page 393, Register's Office for Davidson County, Tennessee. And, the said James A. Anderson died on May 1, 1985 at which time the property became vested in his wife, Lorraine Anderson, in fee simple. The said Lorraine Anderson a/k/a Martha Lorraine Anderson died, testate, on January 11, 1998. Under the terms and provisions of her Last Will and Testament, filed for probate on February 24, 1998 in the Probate Court for Davidson County, Docket Number 98P-287, the property is now vested as follows: James J. Anderson, a 1/5 undivided interest; Martha Rogers, a 1/5 undivided interest; Judy Ann Anderson, a 1/5 undivided interest; Delores J. McGighan, a 1/5 undivided interest; and Mickey W. Anderson, a 1/5 undivided interest. By their signatures hereto, the GRANTEES represent and warrant that the Estate of Martha Lorraine Anderson, deceased, remains open but that sufficient funds are within the estate to pay all debts and obligations owing by the said Martha Lorraine Anderson during her lifetime or by reason of her death.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 113 Larchmont Drive, Madison, TN 37115.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

1. Taxes for the year 1998, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to any and all matters as they may appear on the Plan of record in Book 1424, page 123, said Register's Office.

And WE, the GRANTORS, 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.

JAMES J. ANDERSON, executes this Warranty Deed as Attorney-in-Fact for DELORES J. McGIGHAN, under a Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

JAMES J. ANDERSON, executes this Warranty Deed as Attorney-in-Fact for MICKEY W. ANDERSON, under a Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

This property is inherited property and is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. Sec. 26-2-307 or other similar statute.

WITNESS our hands on this the 30th day of November, 1998.

"GRANTORS"

James J. Anderson
JAMES J. ANDERSON, individually and as Executor of the Estate of Martha Lorraine Anderson, deceased

Martha Rogers
MARTHA ROGERS

Judy A. Anderson
JUDY ANN ANDERSON

Delores Jean McGighan
by James J. Anderson
DELORES J. McGIGHAN
BY: James J. Anderson, Attorney In Fact

Mickey W. Anderson
by James J. Anderson
MICKEY W. ANDERSON
BY: James J. Anderson, Attorney In Fact

"GRANTEES"

GREG MULLIGAN

Cynthia Mulligan
CYNTHIA MULLIGAN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES J. ANDERSON, MARTHA ROGERS, JUDY ANN ANDERSON, and GREG MULLIGAN and wife, CYNTHIA MULLIGAN, 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, at office, this the 30th day of November, 1998.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 30th day of November, 1998, before me, personally appeared JAMES J. ANDERSON, to me known to be the person who executed the foregoing instrument on behalf of DELORES J. McGIGHAN, and acknowledged that he executed the same as the free act and deed of the said DELORES J. McGIGHAN.

WITNESS my hand and official seal this the 30th day of November, 1998.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 30th day of November, 1998, before me, personally appeared JAMES J. ANDERSON, to me known to be the person who executed the foregoing instrument on behalf of MICKEY W. ANDERSON, and acknowledged that he executed the same as the free act and deed of the said MICKEY W. ANDERSON.

WITNESS my hand and official seal this the 30th day of November, 1998.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $80,500.00.

Cynthia Mulligan
Affiant

Sworn to and subscribed before me, this the 30th day of November, 1998.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001

05 19968
IDENTIF. ↑ REFERENCE

98 DEC -3 AM 8:56
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

4868 12/03 0101 03CHECK 312.85

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

RECEIVED OF _____

FOR _____

BOOK 11233 PAGE 331

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	80500.00
			CON TX	297.85
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	312.85
			CHECK	312.85
12/03/98	01	08:55	0001	4868

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0519968
IDENTIF. # REFERENCE

98 DEC -3 AM 8:56
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1379886