File Box 8

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT#: SV_____

BOOK 11255 PAGE 306

STATE OF TENNESSEE }
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 223,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th DAY OF December, 19 98

NOTARY PUBLIC

My Commission expires: 11-27-99

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Sup Ct #003143
Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
James C. Anderson and wife		146-1-10
(NAME)	(NAME)	
901 Oak Valley Lane		OH-10490
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 223,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

James D. Kay, Jr. and wife Elaine M. Kay

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

James C. Anderson and wife, Kerstin Anderson

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 13** on the plan of **Oak Valley** as of record at **Book 1835, pages 15 and 16** Register's Office for said County, to which reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Book **8409** , page **157** , said Register's Office, and the above description is the same as appears therein.

THIS CONVEYANCE IS SUBJECT TO:
1998 property taxes, which have been prorated this date and the Grantee asssumes in full, Restrictive Covenants of record at Book 1788, page 186 and Book 1809, page 539, easement to Metro Nashville for sewers at Book 6983, page 679, and the limitations shown on the plan of record at Plat Book 1835, pages 15 and 16, all recording references to said Register's Office.

0526088
IDENTIF. ↑ REFERENCE

98 DEC 16 PM 12:50
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

1446 12/16 0101 03CHECK 836.10

JDKJR Ehk.

~~unimproved (==)==~~
This is improved (X) property, known as 901 Oak Valley Lane, Nashville, TN 37220
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 14th day of DECEMBER, 19 98.

James D. Kay, Jr.

Elaine M. Kay

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James D. Kay, Jr. and wife Elaine M. Kay, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 14th day of DECEMBER, 19 98.

My Commission expires:
11-27-99

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11255 PAGE 368

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

	AMT
	223000.00
CON TX	825.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	836.10
CHECK	836.10

12/16/98 01 12:50 0001 1446

05260088
ITEM# & REFERENCE

98 DEC 16 PM 12:50
REGISTER
DAVIDSON COUNTY, TN

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1400900