BOOK 11362 PG. 85

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,500.00

Essie T Battle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN C. FREEMAN NOTARY PUBLIC Exp.05/27/2001 DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Essie T. Battle	SAME	Map 105-5
(NAME)	(NAME)	
217 Connare Drive		Parcel 27
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115		
(CITY) (STATE) (ZIP)	(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, Thomas J. Anderson, Jr., Administrator of Moneau S. Anderson Estate and Thomas J. Anderson, Jr., Guardian for Derrick Kinnard Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Essie T. Battle

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:

SEE ATTACHED EXHIBIT "A".

05555054
IDENTIF. & REFERENCE
99 MAR -2 PM 2:00 MAIL ENV.
REGISTER
COUNTY, TN.

unimproved (X)
This is improved ( ) property, known as 1300 - 15th Avenue South Nashville, Tennessee 37212
(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 our hand s this 26th day of February 19 99

x Thomas J Anderson Jr - Administrator
Thomas J. Anderson, Jr., Administrator of Moneau S. Anderson Estate

x Thomas J Anderson Jr - Guardian
Thomas J. Anderson, Jr., Guardian for Derrick Kinnard Anderson

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots No. 8, 9, 10 and 11 in the Subdivision of Lot No. 27 of O. B. Hayes Plan of Lots, called Rokeby, of record in Book 421, page 22, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jacob Anderson and wife, Ollie Anderson by deed from Bransford Realty Company of record in Book 740, page 178, said Register's Office. Jacob Anderson died leaving Ollie Anderson as his surviving spouse. Ollie Edwards Anderson (a/k/a Ollie Anderson) died. Lawrence Avenue Church of Christ was the devisee under the Will of Ollie Edwards Anderson, subject to a life estate in favor of Moneau Scott Anderson, of record in Will Book 136, page 548, Probate Court Clerk's Office of Davidson County, Tennessee. Lawrence Avenue Church of Christ quitclaimed their interest (a remainder interest) to Kinnard Anderson, Thomas J. Anderson, Ella B. Cattey and Janice M. Duke by Quitclaim Deed of record in Book 6367, page 686, said Register's Office. Kinnard Anderson died intestate leaving Sandra Anderson and Derrick Kinnard Anderson as his heirs at law. Said property was auctioned and vested in Mohammad Jalalian and Hassan-V-Jahromi by Final Decree Confirming Sale of record in Book 8043, page 488, said Register's Office and by Report of Sale of record in Book 8043, page 490, said Register's Office. Thomas J. Anderson, Ella B. Cattey (Cathey), Janice M. Duke and Sandra Anderson conveyed their interest in said property to Moneau S. Anderson by Quitclaim Deed delivered August 28, 1990 and recorded in Book 11362, page 855, said Register's Office. By Decree for Redemption of record in Book 8199, page 959, said Register's Office, said property was divested out of Mohammad Jalalian and Hassan-V-Jahromi and vested in Moneau S. Anderson (LE) Et al. Moneau S. Anderson (a/k/a Moneau Scott Anderson) died intestate. The Davidson County Probate Court ordered the Administrator of the Moneau S. Anderson estate to sell Moneau S. Anderson's interest in said property by Order Approving Sale of Real Estate filed in Book 439, page 168, Probate Court Clerk's Office for Davidson County, Tennessee. Thomas J. Anderson, Jr. was appointed Guardian for Derrick Kinnard Anderson, a minor. The Davidson County Probate Court ordered the Guardian of Derrick Kinnard Anderson to sell the minor's interest in said property by Order Approving Sale of Real Estate filed in Book 439, page 170, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 421, page 22, said Register's Office.

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

2234 03/02 0101 03CHECK 53.85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County and State, Thomas J. Anderson, Jr., with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Administrator for the Moneau S. Anderson Estate and executed the within instrument as such Administrator.

Witness my hand and seal this 26th day of February, 1999.

Notary Public

KEVIN D. MONTGOMERY NOTARY Exp. 11/27/1999 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County and State, Thomas J. Anderson, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Guardian for Derrick Kinnard Anderson and executed the within instrument as such Guardian.

Witness my hand and seal this 26th day of February, 1999.

Notary Public

KEVIN D. MONTGOMERY NOTARY Exp. 11/27/1999 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11362 PG. 869

0555054

IDENTIF. & REFERENCE

99 MAR -2 PM 2:00

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT	10500.00
CON TX	38.85
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	53.85
CHECK	53.85

03/02/99 01 13:59 0001 2234

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1431422