BOX 52

WARRANTY DEED

BOOK 11369 PG. 270

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 127,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF February 19 99

ATTORNEY AT LAW
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
OFFICIAL SEAL
Comm. Exp. 5-14-2001

Notary Public

MY COMMISSION EXPIRES: 5-14-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Anderson	John A. Anderson ~~First Federal Savings Bank~~	141-11A-69
(NAME)	7021 Bay Cove Trail (NAME)	
7021 Bay Cove Trail	~~P. O. Box 69~~	
(ADDRESS)	Nashville, TN 37221 (ADDRESS)	
Nashville, TN 37221	~~Waverly, TN 37185~~	
(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, E. Cheree Ross and husband, John W. Ross; C. Renee MacDonald and husband, Stephen P. MacDonald; and M. Kurt Wakefield, an unmarried person.
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John A. Anderson and wife, Tracy B. 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:

Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of Rolling River Estates, Phase 4, of record in Book 5200, Pages 184 & 185, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael L. Wakefield of record in Book 10037, page 253, Register's Office for Davidson County, Tennessee and further being the same property conveyed to E. Cheree Ross, C. Renee MacDonald and M. Kurt Wakefield by deed from Michael L. Wakefield of record in Book 11336, page 889, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

John W. Ross joins in the conveyance solely to relinquish any marital rights he may have in the property by virtue of his marriage to E. Cheree Ross.

Stephen P. MacDonald joins in the conveyance solely to relinquish any marital rights he may have in the property by virtue of his marriage to C. Renee MacDonald.

unimproved ( )
This is improved (X) property, known as 7021 Bay Cove Trail, Nashville, TN 37221
(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 18 day of February 19 99

E. Cheree Ross

C. Renee Macdonald

John W. Ross

Stephen P. Macdonald

M. Kurt Wakefield

OFFICIAL SEAL
SUSAN C CREEL
NOTARY PUBLIC - OREGON
COMMISSION NO. 054531
MY COMMISSION EXPIRES JUNE 21, 2000

STATE OF ~~TENNESSEE~~ OREGON

COUNTY OF LINN ~~WILLIAMSON~~

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E. Cheree Ross and husband, John W. Ross; ~~C. Renee MacDonald and husband, Stephen P. MacDonald; and M. Kurt Wakefield, an unmarried person.~~

the bargainor S, 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 and official seal at ~~Brentwood~~ ALBANY, OREGON, ~~Tennessee~~, this 18TH day of February, 19 99.

Commission expires 6-21-2000

Susan C Creel
Notary Public

STATE OF TENNESSEE
COUNTY OF

BOOK 11369 PG. 271

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

OFFICIAL SEAL
DAVID E WHITNEY
NOTARY PUBLIC-OREGON
COMMISSION NO.063193
MY COMMISSION EXPIRES MAR 26, 2001

STATE OF ~~TENNESSEE~~ OREGON

COUNTY OF ~~WILLIAMSON~~ MULTNOMAH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~E. Cheree Ross and husband, John W. Ross~~; C. Renee MacDonald and husband, Stephen P. MacDonald; and M. Kurt Wakefield, an unmarried person.

the bargainor S, 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 and official seal at ~~Brentwood~~ PORTLAND, OREGON, ~~Tennessee~~, this 19TH day of February, 19 99.

Commission expires 26 MAR 2001

Notary Public

3973 03/04 0101 03CHECK 482.75

99 MAR -4 PM 4:00

BILL GAYLE
DAVIDSON COUNTY REGISTER

IDENTIFICATION & REFERENCE

0556747

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11369 PG. 272

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

0556747
IDENTIF. ↑ REFERENCE

99MAR-4 PM 4:00

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
127500.00
CON TX 471.75
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 482.75
CHECK 482.75

03/04/99 01 15:58 0001 3973

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1433148