BOOK 11530 PG. 900

STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

X Maxine Broadrick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

4th DAY OF June , 1999

Notary Public

MY COMMISSION EXPIRES 9/28/02

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Maxine Broadrick (NAME)	SAME (NAME)	61-15-144
1205 Sunnymeade (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37216 (CITY) (STATE) (P.O. ZIP)	(CITY)(STATE) (ZIP)	

FOR AND IN 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, Charles Anderson,Sr. and Linda Anderson Bills, and Lynette Anderson Thompson and Peggy Joyce Anderson and Roy Douglas Anderson and Michael E. Anderson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maxine Broadrick,*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:

Being Lot 83 of Block "D" on the map of the Re-Subdivision of Sunnymeade Unit No. 1 and the Subdivision of Sunnymeade, Unit No. 2 of Record in Book 974, Page 56 and 57, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marvin Anderson and wife, Nettie E. Anderson , by Deed of Record in Book 2196, Page 56 and 57, Register's Office for Davidson County, Tennessee. The said Marvin Anderson having since died intestate vesting ownership in this heirs at law, being his wife, Nettie E. Anderson and his children Charles Anderson, Sr., Gene Anderson, Linda Anderson Bills, and Lynette Anderson Thompson. The said Nettie E. Anderson having since died intestate vesting ownership of her interest in her heirs at law being her children, Charles Anderson , Sr., Gene Anderson, Linda Anderson Bills and Lynette Anderson Thompson. The said Gene Anderson having predeceased his mother vesting ownership of his interest in his wife, Peggy Joyce Anderson and two sons, Roy Douglas Anderson and Michael E. Anderson. See Affidavit of Heirship recorded herewith.

*an unmarried woman
Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

The signature of Michael E. Anderson and Roy Douglas Anderson is signed by his/her duly appointed Attorney-in-fact Peggy Joyce Anderson, pursuant to the Power of Attorney recorded simultaneously herewith.

unimproved ( )
This is improved (XX) property, known as 1205 Sunnymeade, Nashville, TN 37216.

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. Whenever 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/our hand(s) this 4th day of June, 1999.

Charles Anderson Sr.
Charles Anderson,Sr.

Linda Anderson Bills
Linda Anderson Bills

Lynette Anderson Thompson
Lynette Anderson Thompson

Peggy Joyce Anderson
Peggy Joyce Anderson

Roy Douglas Anderson by Peggy Joyce Anderson
Roy Douglas Anderson, By: Peggy Joyce Anderson, Attorney- in -fact
Attorney-in-fact

Michael E. Anderson by Peggy Joyce Anderson
Michael E. Anderson, By: Peggy Joyce Anderson,
Attorney-in-fact
Attorney-in-fact

BOOK 11530 PG. 901

0600628

RECORDED AS PRESENTED FOR REFERENCE

99 JUN 16 PM 2:32

REGISTER
SHELBY COUNTY, TN.

0626 06/16 0101 03CHECK 322.10

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Charles Anderson,Sr. and Linda Anderson Bills, and Lynette Anderson Thompson and Peggy Joyce Anderson the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 4th day of June, 1999.

Commission expires 9/28/02

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson } BOOK 11530 PG. 902

Before me, the undersigned , a Notary Public within and for the State and County aforesaid, personally appeared Charles Anderson,Sr. and Linda Anderson Bills, unmarried and Lynette Anderson Thompson and Michael E. Anderson and Peggy Joyce Anderson and Roy Douglas Anderson and _____ with whom I am personally acquainted and who upon (his/their several oaths) acknowledged (himself/themselves) to be the _____ _____ and _____ respectively of the _____ _____ the within named bargainor, a corporation, and that (he/they) as such _____ _____ and _____ , being authorized so to do, executed 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 on this the 4th day of June, 1999.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Peggy Joyce Anderson, attorney-in-fact for Roy Douglas Anderson and Michael E. Anderson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of June, 1999.

My Commission Expires: 9/28/02

Notary Public

Prepared by & Return to

Brian L. Smith & Associates
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11530 PG. 903

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

0600628

INSTRUMENT # REFERENCE

99 JUN 16 PM 2:32

REGISTER
DAVIDSON COUNTY, TN.

CAMT	83000.00
CON TX	307.10
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	322.10
CHECK	322.10

06/16/99 01 14:36 0001 0626

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1479225