Box 52

BOOK 11564 PAGE 926

WARRANTY DEED

W. BRAD LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $ 128,875.00

Barbara L. McKee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 99

W. Brad Lehman
Notary Public

MY COMMISSION EXPIRES: 2/3/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 2000 Glen Echo Road, Suite 106, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Anderson (NAME)	Pioneer Mortgage, Inc. (NAME)	101-21
6617 River View Road (ADDRESS)	144 Southeast Parkway, Ste. 200 (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (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, Samuel S. Wright, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith Anderson, a single man

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 a tract of land shown on Property Map 101, Assessor's Office, Davidson County, Tennessee, bounded in general by River View Drive on the south, Stanley C. Brown remainder on the west, Cumberland River on the north, and Samuel S. Wright property on the east, more particularly described as follows:

Commencing at an iron pipe located 20 feet north of the center of River View Drive, the common corner of Gregory A. Wilkinson (Ref. Deed Book 6723, Page 939, R.O.D.C.) and Samuel S. Wright (Ref. Deed Book 5868, Page 192, R.O.D.C.) thence with the margin of River View Drive and Wright's south line north 73 deg. 28 min. 15 sec. west, 100.98 feet to a point, the beginning point for the following described tract also the SE corner of Stanley G. Brown property (Ref. Deed Book 8332, Page 435, R.O.D.C.) thence continuing with River View Drive north 73 deg. 28 min. 15 sec. west, 4.00 feet to an iron pin set this survey, thence leaving said road and with a new line north 17 deg. 00 min. 00 sec. east, passing an iron pin at 130 feet, and another iron pin at 195 feet, and a witness iron pin at 220.95 feet, in all, 277.50 feet to a point on the low water mark of the Cumberland River, thence south 65 deg. 00 min. 00 sec. east 4.04 feet to a point, the common corner between Brown and Wright, thence leaving said River and with the original line between Brown and Wright south 17 deg. 00 min. 00 sec. west, passing an existing witness pin at 56.66 feet and another pin at 262.14 feet, in all, 276.90 feet to the true point of

CONTINUED

unimproved ( )
This is improved (X) property, known as 6617 River View Road, Nashville, TN 37209
(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 my hand this 30th day of June 19 99

Samuel S. Wright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel S. Wright, unmarried

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 19 99.

Commission expires 2/3/02

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

0609519

RECORDED FOR REFERENCE

99 JUL -8 PM 2:59

REGISTER
WILLIAMSON CO., TN.

LEGAL DESCRIPTION CONTINUATION

beginning, being a portion of Stanley G. Brown property recorded in Deed Book 8332, Page 435, R.O.D.C. according to a survey by Rudolph L. Chapdelaine, 5106 Old Harding Road, Franklin, TN 37064, dated 8/05/91.

Being the same property conveyed to Samuel S. Wright by deed from Stanley G. Brown and wife, Mildred H. Brown of record in Book 8428, page 457, 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.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11564 PAGE 929

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

0609519

99 JUL -3 PM 2:59

PAID

100675.00
476.54
1.00
12.00
2.00
491.54
491.54
15:01 0001 0151

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1488514