FILE BOX 45

# WARRANTY DEED

BOOK 11622 PAGE 622

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August 19 99

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michele L. Johnson | Bank of America, N.A. | MAP #150-6 |
| (NAME) | (NAME) | |
| 4012 Calumet Drive | 2059 Northlake Parkway | PARCEL #88 |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Tucker, GA 30084 | |
| (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, Don S. Anderson, Robert A. Anderson, Gary B. Anderson, and Carl V. Anderson, sole heirs of the Estate of Stanley O. Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michele L. Johnson, unmarried

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 No. 79, on the plan of Cherry Hills, Section 10-A, of record in Book 4860, Page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 79 fronts 78 feet on the westerly margin of Fieldstone Drive and extends back 134 feet between parallel lines to a dead line in the rear measuring 78 feet thereon.

BEING the same property conveyed to Stanley O. Anderson and wife, Lillian J. Anderson by deed from Donald W. Golden and Jerry M. Wells, as tenants in common, of record in Book 7155, Page 812, Register's Office for said County. Lillian J. Anderson having predeceased Stanley O. Anderson. Stanley O. Anderson now being deceased leaving as his sole heirs, Don S. Anderson, Robert A. Anderson, Gary B. Anderson, and Carl Victor Anderson a/k/a Carl V. Anderson.

This conveyance is subject to Restrictive Covenants of record in Book 5009, Page 329, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 3009-3011 Fieldstone Drive, Antioch, TN 37013
(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 13th day of August 19 99

Don S Anderson by Gary B Anderson his attorney in fact
Don S. Anderson

Gary B Anderson
Gary B. Anderson

Robert A Anderson by Gary B Anderson his attorney in fact
Robert A. Anderson

Carl V Anderson by Gary B Anderson his attorney in fact
Carl V. Anderson

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF

BOOK 11622 PAGE 623

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

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

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 Gary B. Anderson, 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 13th day of August, 1999.

My Commission Expires: 3/24/01

NOTARY PUBLIC

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, Gary B. Anderson, 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 on behalf of Don S. Anderson, Robert A. Anderson and Carl V. Anderson as their Attorney in Fact as the free act and deed of the within named Don S. Anderson, Robert A. Anderson, and Carl V. Anderson.

Witness my hand and official seal at Nashville, Tennessee the 13th day of August, 1999.

My Commission Expires: 3/24/01

NOTARY PUBLIC

FILE BOX 45

LEGAL DESCRIPTION CONTINUATION BOOK 11922 PAGE 624

This instrument is executed on behalf of Don S. Anderson, Robert A. Anderson, Carl V. Anderson by Gary B. Anderson as their Attorney-in-Fact pursuant to the recorded Power of Attorney of record in Book 11417, Page 522; Book 11417, Page 525, and Book 11417, Page 529, said Register's Office.

Power of Attorney of Record in Book 11417, Page 522, said Registers Office.

Power of Attorney of Record in Book 11417, Page 525, said Registers Office.

Power of Attorney of Record in Book 11417, Page 529, said Registers Office.

06252280
IDENTIF. & REFERENCE
99 AUG 17 AM11:16
ILL. RECORDER-REGISTER
DAVIDSON COUNTY, TN.
7116 08/17 0101 03CHECK 351.33

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 11622 PAGE 625

| | | |
|---|---|---|
| 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 |

0625280

IDENTIF. # REFERENCE

99 AUG 17 AM 11:16

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 90900.00 |
| CON TX | 336.33 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| CFEE | 2.00 |
| TOTAL | 351.33 |
| CHECK | 351.33 |

08/17/99 01 11:16 0001 7116

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1507361