THIS INSTRUMENT PREPARED BY:
George V. Crawford, III
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $93,000.00.

Steven T. Anderson
Affiant

Subscribed and sworn to before me, this 23rd day of August, 1999.

Notary Public

My Commission Expires: 5/28/2003

99 AUG 26 AM 10:39

IDENTIF. A REFERENCE

06028730

Address New Owner As Follows:
Sara E. Anderson, et al
3217 West End Circle
Nashville, TN 37203

Send Tax Bills To:
Freeman Webb Mortgage
545 Mainstream Dr., #101
Nashville, TN 37228

Map-Parcel Number:
104-2L-102

0829 09/24 0101 03CHECK 355.10

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES C. GOOCH, JR., UNMARRIED**, hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto **SARA E. ANDERSON, UNMARRIED AND STEVEN T. ANDERSON AND WIFE, JANIS T. ANDERSON, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 3217, together with the appurtenant interest in the common elements of Magnolia Court Condominiums, a horizontal property regime established by Master Deed and By-Laws, of record in Book 7295, page 869, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to James C. Gooch, Jr., unmarried by deed from The Parthenon Group, a Tennessee general partnership, of record in Book 10149, page 485, Register's Office for said County.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Master Deed and By-Laws of record in Book 7295, page 869, Register's Office for said County.

3. Charter of Incorporation of Magnolia Court Condominiums Homeowner's Association of record in Book 7839, page 445, Register's Office for said County.

4. Rights of others in and to the common elements.

This is improved property known as 3217 West End Circle, Nashville, TN 37203.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 23rd day of August, 1999.

James C. Gooch, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James C. Gooch, Jr., the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of August, 1999.

Notary Public

My Commission Expires: 5/28/2003

120695.1

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11635 PAGE 764

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

0628730
IDENTIFICATION & REFERENCE
99 AUG 26 AM 10:39

CAMT	93000.00
CON TX	344.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	355.10
CHECK	355.10

08/26/99 01 10:39 0001 0829

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1508914