WARRANTY DEED

BOOK 11707 PAGE 696

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
15th DAY OF October 19 99.

Notary Public

MY COMMISSION EXPIRES April 22, 2001
(AFFIX SEAL)

NOTARY PUBLIC
WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marianne Varney	"New Owners"	MAP 103-4,
(NAME)	(NAME)	
4112 Colorado Avenue		PARCEL #399
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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~~ I, Leon C. Anderson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marianne Varney, unmarried, and Anne Martin, married

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 the West half of Lot No. 36 on the Plan of West End Annex, as subdivided by Sylvan Park Land Company, as of record in Book 332, Page 61, Register's Office for Davidson County, Tennessee.

SAID part of said Lot fronts 50 feet on the northerly said of Colorado Avenue, formerly 9th Street, and runs back between parallel lines 162.9 feet to an alley.

BEING the same property conveyed to Leon C. Anderson, by Quitclaim Deed from Doris J. Anderson, of record in Book 4981, Page 824, Register's Office for Davidson County, Tennessee.

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

DIANNE N. ANDERSON, former spouse of the above named Leon C. Anderson, joins in this conveyance for the purposes of releasing any and all rights she may have in and to the above described property, per Divorcee Decree.

064777753

99 OCT 18 PM 3:44
REGISTER
WILLIAMSON COUNTY, TN.

CLERK'S RECEIPT

unimproved ( )
This is improved (X) property, known as 4112 Colorado Avenue, 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~~ our hand ~~s~~ this 15th day of October 19 99

Leon C. Anderson

Dianne N. Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11707 PAGE 697

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leon C. Anderson, unmarried and Dianne Anderson

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 Nashville, Tennessee, this 15th day of October 19 99.

Commission expires April 22, 2001

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

113 10/18 0101 03CHECK 395.80

Warranty Deed from Leon C. Anderson, to Marianne Varney and Anne Martin.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11707 PAGE 698

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

0647753

99 OCT 18 PM 3:44

REGISTER
DAVIDSON COUNTY, TN.

CAMT
104000.00
CON TX 384.80
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 395.80
CHECK 395.80

10/18/99 01 15:47 0001 1113

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1528925