NEW OWNER:
WALTER C. ANDERSON
2352 & 2354 COOPER TERRACE
NASHVILLE, TENNESSEE 37216

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Auids
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
FILE NO: 99-1175

SEND TAX BILLS TO:
COLUMBIA NATIONAL INCORPORATED
2 International Drive, Suite 205
Nashville, TN 37217

BOOK 11734 PAGE 695

Field Book 15DZ 52770 Parcel 244

D E E D

FOR AND IN CONSIDERATION of the sum of **Seventy-Five Thousand and 00/100 Dollars ($75,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MICHAEL S. FLANAGAN and wife, SHARON M. FLANAGAN** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **WALTER C, ANDERSON and wife, WENDY L. ANDERSON, tenants by the entireties,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

8747 11/08 0101 03CHECK 288.50

Land in Davidson County, Tennessee, being Lot No. 18 on the plan of Cooper Lane Estates, of record in Book 5200, page 567, Register's Office for said county. Said Lot No. 18 fronts 69.01 feet on the southerly margin of Cooper Terrace and extends back 234.42 feet on the easterly line and 247.49 feet on the westerly line to a dead line in the rear, measuring 87.93 feet thereon.

Being the same property conveyed to Michael S. Flanagan and wife, Sharon M. Flanagan, by deed from David M. Shearon and wife, patricia Shearon, dated December 11, 1984, and of record in Book 6446, page 166, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY.

98 NOV -8 AM 9:14

0655005

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is

free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 5200, Page 567, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 29th day of October, 1999.

MICHAEL S. FLANAGAN

SHARON M. FLANAGAN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MICHAEL S. FLANAGAN and wife, SHARON M. FLANAGAN,** 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 office this 29th day of October, 1999.

NOTARY PUBLIC

My commission expires: 10-20-01

****

The actual consideration or value, whichever is greater, for this transfer is $ $75,000.00 .

AFFIANT

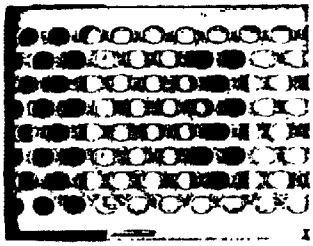
Sworn to and subscribed to before me this 29th day of October, 1999.

NOTARY PUBLIC

My commission expires: 10-20-01

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

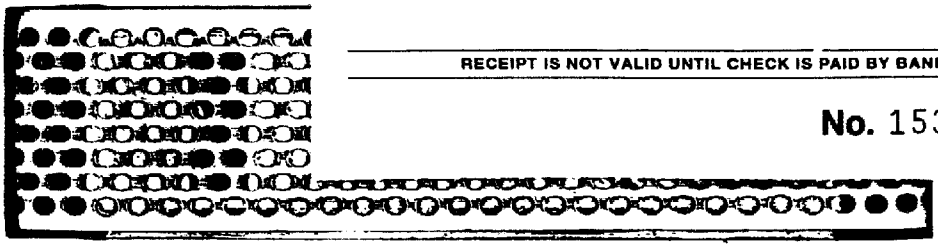
BOOK 11734 PAGE 697

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

0655005

99 NOV -8 AM 9:44

CAMT	75000.00		
CON TX	277.50		
PRFEE	1.00		
WDEED	8.00		
CFEE	2.00		
TOTAL	288.50		
CHECK	288.50		
11/08/99	01	09:45 0001	8747



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1536474