BOOK 11747 PAGE 323

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF January 19 99

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 12/6/99

WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associate, 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-0533

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian K. Anderson	~~TO BE ANNOUNCED~~ OWNER	
(NAME)	(NAME)	
4830 Payne Road	862 Reeves Road	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Antioch, TN 37013	
(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, William Wendell Jones and T.K. Jones, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian K. Anderson and Deborah M. Anderson, husband and wife

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:

See Exhibit "A" attached hereto for a complete description of said property.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

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99 JAN 13 PM 2:15
PICKUP

unimproved ( )
This is improved (X) property, known as 4830 Payne Road, Antioch, Tennessee 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 22nd day of January 19 99

William Wendell Jones

T.K. Jones, Jr.

25.00 0101 03CHECK 481-50

BOOK 11747 PAGE 324

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Wendell Jones and T.K. Jones, Jr.

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 Brentwood, Tennessee, this 22nd day of January, 19 99.

Commission expires 12/6/99

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

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

TRACT #1
A tract of land in the 5th Civil District of Davidson County, Tennessee, near the town of Antioch, and being known as Tract No. 4 on a plan made by Geo. W. Watkins, Surveyor, November 7, 1950, showing division of a 84-acres Tract known as the Payne Lands, and described according to said Watkins Survey as follows:

Beginning at an iron pin in the south margin of a 25-foot roadway, at the corner of Tracts 1 and 4 shown on said survey in the northeast line of Tract No. 3; thence with the line between Tracts 1 and 4 as follows: North 1 deg. East 360 feet to an iron pipe, and north 27 deg. 10' East 481 feet to a stone, the northeast corner of Tract 4 and the southeast corner of the Reeves Spring lot; thence with the south line of said Spring lot, north 89 deg. 30' West 459 feet to a post; thence south 38 deg. 30' West 393 feet to an iron pin at a 10-inch elm, a corner of Tract No. 3; thence with the line between Tracts 3 and 4, south 78 deg. east 236.5 feet to an iron pipe in the margin of a 25-foot roadway, and continuing with the line between Tracts 3 and 4, and along the margin of said roadway, as follows: South 3 deg. 45' east 67 feet, South 9 deg. East 100 feet, South 21 deg. 15' East 100 feet to a point, and South 34 deg. 45' East 225 feet to the beginning.

Together with an easement for the right of ingress and egress across Tracts 1 and 2 as shown on said Watkins Survey and subject to the easement across the property herein described for the use and benefit of other parties, in and to certain roadways, as shown on said survey.

Being that same property conveyed to T.K. Jones and wife, Elizabeth Hodge Jones by deed from Sally Payne Petty, Mary Payne Davis, Pamela Payne Donnell, John D. Payne and John M. Payne of record in Book 1911, Page 571, said Register's Office.

TRACT #2

Land in the 5th Civil District of Davidson County, Tennessee, near the town of Antioch, and being known as part of Tract No. 3 on the Plan thereof, made by Geo. W. Watkins, Surveyor, on November 7, 1950, showing the division of the Payne Lands, and being described as follows:

Beginning at a point in the south margin of a 25-foot roadway, sometimes referred to as Payne Hill Road, said beginning point begin in the line between Lots Nos. 3 and 4 of said Watkins Suvey; thence with the line of said Roadway, North 21 deg. 15' West 100 feet to a pont; North 9 deg. West 100 feet to a point; North 3 deg. 45' West 67 feet to a point; thence North 78 deg. West 236.5 feet more or less to an iron pin at a ten inch elm tree; thence southeasterly 410 feet more or less to the point of beginning, and said land being triangular in shape.

Being that same property conveyed to T.K. Jones and wife, Elizabeth Jones by deed from Jerusha Seat Webb and husband, James O. Webb by deed of record in Book _____, Page _____, said Register's Office.

T.K. Jones died a resident of Davidson County, Tennessee on November 6, 1965. Elizabeth Jones, also know as Elizabeth Hodge Jones died intestate on January 13, 1980, a resident of Davidson County, Tennessee. T.K. Jones, Jr. and William Wendall Jones convey the subject property as the sole surviving and only heirs at law of Elizabeth Jones, as evidenced by Affidavit's of Heirship being recorded simultaneously herewith.

BOOK 11747 PAGE 326

WARRANTY DEED

FROM

William Wendell Jones and T.K. Jones, Jr.

TO

Brian K. Anderson and Deborah M. Anderson, husband and wife

RETURN TO:

Wilson & Weiss Title Associate
7100 Executive Center Dr. #150
Brentwood, TN 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11747 PAGE 327

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

0658586

99 NOV 18 PM 2:

REFERENCE

CAMT 125000.00
CON TX 462.50
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 481.50
CHECK 481.50

11/18/99 01 14:16 0001 2595

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1540253