Instr:200002040011753 Page: 1 OF 2
REC'D FOR REC 02/04/2000 9:02:32AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $118.40

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Thomas L. Anderson, et ux 715 South Main St. Goodlettsville, TN 37072	Same as New Owner	Map 30 Parcel 194 Field Book 14D 52160

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, DENNIS W. WAIDE, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto THOMAS L. ANDERSON and wife, KATHRYN L. ANDERSON, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEGINNING at a point in the centerline of Bear Hollow Road, the same being the southeast corner of a 10 acre tract heretofore conveyed to Crook and the southwest corner of the tract herein conveyed; thence North 3 deg. 50 min. 01 sec. East 239.92 feet to an iron pin; thence North 29 deg. 49 min. 11 sec. East 609.34 feet to an iron pin; thence North 3 deg. 50 min. 04 sec. East 300 feet to an iron pin in Lonnie Baxter's South line; thence with Baxter's south line, South 87 deg. 26 min. 16 sec. East 222.36 feet to an iron pin; thence South 3 deg. 50 min. 04 sec. West 1329.74 feet to a point in the centerline of Bear Hollow Road; thence with the centerline of said road, North 83 deg. 27 min. 04 sec. West 302.83 feet and around a curve having a radius of 1271.24 feet, 188.34 feet to the beginning, containing 10.00 acres, more or less, according to survey of Randolph Chapdelaine, Number 1444, dated March 6, 1985.

BEING the same property conveyed to Dennis W. Waide by deed from Cathy A. Waide of record in Book 8287, page 677, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

This is unimproved property on Bear Hollow Road, Joelton, TN 37080.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2000, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due. The property will be subject to Greenbelt taxes, if and when the property is subdivided.

2. Subject to restrictive covenants contained in the deed of record in Book 6508, page 686, said Register's Office.

3. Subject to the reservation of a 50-foot right of way for ingress and egress Easement as described and set forth in the deed of record in Book 8287, page 677, said Register's Office.

And, I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

DENNIS W. WAIDE, a single man

"GRANTEES"

THOMAS L. ANDERSON

KATHRYN L. ANDERSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENNIS W. WAIDE, a single man, and THOMAS L. ANDERSON and wife, KATHRYN L. ANDERSON, 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, at office, this the 2nd day of February, 2000.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $32,000.00.

Affiant

Sworn to and subscribed before me, this the 2nd day of February, 2000.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001