Instr:200006200061242 Page: 1 OF 2
REC'D FOR REC 06/20/2000 10:51:47AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $481.00

This Instrument Prepared By:
Mary Frances Rudy
2000 Glen Echo Road, Suite 209
Nashville, TN 37215

Return To:
Rudy Title and Escrow
2000 Glen Echo Road, Suite 209
Nashville, TN 37215

Warranty Deed

ADDRESS OF NEW OWNER: David Anderson
702 N. Graycroft Ave.
Madison, TN 37115

SEND TAX BILLS TO: SAME

MAP/PARCEL Map 042-07-0-52.00

For good and valuable consideration received, Hazel B. Jackson, Executrix, of the ESTATE OF WILLIE F. LANNOM , by these presents do transfer and convey by order of the Probate Court of Davidson County, Tennessee, being docket no. OOP-167 unto the Grantees, DAVID W. ANDERSON, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to ESTATE OF WILLIE F. LANNOM deceased, described as follows:

Being Lot No. 16 on the Plan of Section One, Morning View Subdivision of record in Book 2133, page 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 120 feet on the east side of Graycroft Avenue and runs back between lines, 340.83 feet on the north line and 339.9 feet on the south line to a dead line in the rear on which it measures 120 feet.

Being the same property conveyed to Ewing E. Lannom and Willie F. Lannom by deed of record in Book 2749, page 459, Register's Office for Davidson County, Tennessee, the said Ewing E. Lannom having since died property now vest in Willie F. Lannom, the said Willie F. Lannom having since died property now vest in the Estate of Willie F. Lannom of Record in Last Will and Testament Probate # OOP-167 said Register's Office.

This is improved property known as 702 North Graycroft Drive, Madison, Tennessee 37115

Said Property is conveyed subject to restrictions and easements of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Executrix of the Estate of Willie F. Lannom, its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 11th day of May , 2000.

Hazel B. Jackson Executrix of Estate of Willie B. Lannom

HAZEL B. JACKSON - EXECUTRIX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11TH day of May , 2000, before me personally appeared, Hazel B.Jackson, Executrix of the Estate of Willie F. Lannom with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Estate of Willie F. Lannom, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 11TH day May, 2000.

My commission expires:

Notary Public

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer
$130,000.00

David W. Anderson
AFFIANT

Sworn and subscribed before me, this
11TH day of May, 2000.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires OCT. 25, 2003