Instr:200008240083768 Page: 1 OF 3
REC'D FOR REC 08/24/2000 11:15:41AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $306.18

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 17401

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is $82,750.00.

Brandie M Anderson
Affiant

Subscribed and sworn to before me, this 22nd day of AUGUST, 2000.

Notary Public
My Commission Expires: 11/29/03

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr./Mrs. Charles E. Anderson 607 Annex Avenue Nashville, Tn 37209	Jefferson Heritage Mortgage Co. 15435 Clayton Road Ballwin, Mo 63022-0017	MAP 90-8 PAR 199 FB 08DA 26449

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, RONALD E. TURNER AND WIFE, VICKIE TURNER ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CHARLES E. ANDERSON AND WIFE, BRANDIE M. ANDERSON ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 607 Annex Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of AUGUST, 2000.

Ronald E Turner
RONALD E. TURNER

Vickie Turner By Ronald E Turner attorney in fact
VICKIE TURNER, BY: RONALD E. TURNER, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, RONALD E. TURNER, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of AUGUST, 2000.

My Commission Expires: 11/29/03

Notary Public

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD E. TURNER 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 for said VICKIE TURNER and is authorized by the said VICKIE TURNER to execute this instrument on HER behalf.

Witness my hand, at Office, this 22nd day of August, 2000.

My commission expires:
11/29/03

Notary Public

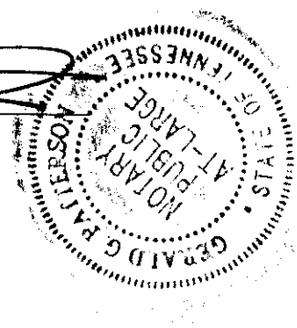


EXHIBIT "A"

Land in Davidson County, Tennessee being part of Lot No. 56 on the Plan of West Nashville Annex, as of record in Book 332, page 11, Register's Office for said County, described as follows:

Said part of Lot No. 56 fronts 50 feet on the westerly margin of Annex Avenue and runs between parallel lines 157.5 feet to the easterly margin of a 15-foot alley.

Being the same property conveyed to Ronald E. Turner and wife, Vickie Turner, by installment deed from H.C. Duke, an unmarried person, of record in Book 8971, page 16, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 332, page 11, said Register's Office.