BOX 25-B

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Affiant

Sworn to and subscribed before me this 28 day of August, 2000.

NOTARY PUBLIC

My Commission Expires: 7-27-01

Instr:200008280084448 Page: 1 OF 2
REC'D FOR REC 08/28/2000 9:32:21AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $240.50

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Ronald Wayne Crass	Same	Map 119-15
127 Neese Drive		Parcel 151
Nashville, TN 37217		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sarah A. Anderson and husband Howard W. Anderson**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Ronald Wayne Crass**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Map of Neese Heights, as of record in Book 1424, page 114, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 13 fronts 100 feet on the southerly side of Neese Drive and runs back between lines, 172.93 feet on the easterly line and 172.95 feet on the westerly line, to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Sarah A. Anderson by quitclaim deed from Robert F. Spann, Trustee, of record in Book 9038, page 773, said Register's Office.

Howard W. Anderson, husband of Sarah A. Anderson, executes this document to convey and and all interest he may have in said property.

This is improved property known as 127 Neese Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 my hand this 25 day of August, 2000.

Howard W. Anderson

Sarah A. Anderson

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Howard W. Anderson and Sarah A. Anderson**, the Bargainer, 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 this 25 day of August, 2000.

NOTARY PUBLIC

My Commission Expires: 7-27-01