This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

Send Tax Bills to:
Murrel R. Anderson, Sr. and wife,
Deborah Malone Anderson
789 Rowan Drive
Nashville, TN 37207

Davidson County DEEDWARR
Recvd: 01/31/01 11:28 2pgs
Fees:11.00 Taxes:340.40
20010131-0009370

MAP: 059-14
PARCEL: 231.00
GROUP:

WARRANTY DEED

THIS INDENTURE, made this 26th day of January, 2001 between

Betty Jean Weakley

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Murrel R. Anderson, Sr. and wife, Deborah Malone Anderson

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 200 on the Plan of Haynes Estates, Section 4, as of record in Book 4300, page 44, Register's Office for said County, and being described as follows:

BEGINNING at a point in the easterly margin of Rowan Drive, at the common dividing line between Lots Nos. 199 and 200 of said plan; thence easterly along said dividing line, 107.76 feet to a point; thence northerly 116.40 feet to a point in the southerly margin of Boatner Drive; thence westerly along the southerly margin of said Drive, 86.13 feet to the beginning of a curve; thence around said curve a distance of 42.87 feet to a point in the easterly margin of Rowan Drive; thence southerly along the easterly margin of said Drive, 64.82 feet to the point of the beginning.

Being the same property conveyed to Betty Jean Weakley by Final Decree fro Donald Lee Weakley of record in Deed Book 6202, Page 471 and by Deed from Shearon Lee Williams and wife, Josephine S. Williams of record in Deed Book 4732, Page 44, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, their heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2001 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets her hand and seal the day and year first above written.

Betty Jean Weakley

Betty Jean Weakley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Betty Jean Weakley the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of January, 2001.

Notary

My Commission Expires: 1/30/2002

NOTARY PUBLIC
MICHAEL PEARL DAVIS
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $92,000.00.

Betty Jean Weakley
Affiant

Sworn to and subscribed before me, this 26th day of January, 2001

Notary Public

My Commission Expires: 1/30/2002

NOTARY PUBLIC
MICHAEL PEARL DAVIS
STATE OF TENNESSEE