STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Shelia Ann Ferris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF May, 2001

Notary Public

MY COMMISSION EXPIRES

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/11/01 13:46 2pgs
Fees:11.00 Taxes:255.30
20010511-0049157

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Shelia Ann Ferris	Same	64-4-82
(NAME)	Shelia Ann Ferris	
1432 BAYVIEW Dr ~~207 Lake Cove Drive~~	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Cookeville, TN 38506 ~~Old Hickory, Tennessee 37138~~		
(CITY) (STATE) (P.O. ZIP)	(CITY)(STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Rita D. Anderson and William H. Anderson, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shelia Ann Ferris ,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 3B, on the plan of Zone Lot Division Lot 3 Lake Country, as shown on plat of record in Book 5800, Page 300, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lots Nos. 3A and 3B front together 130.09 feet on the easterly margin of Lake Cove Road and extend back 158.00 feet on the northery line and 156.58 feet on the southerly line to a dead line in the rear, measuring 155.52 feet thereon.

Being the same property conveyed to Rita D. Anderson and husband William H. Anderson, by Deed of Record in Instrument Number 200008210082192, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

2000 County Taxes will be assumed by buyer.

The signature of Rita D. Anderson and William H. Anderson, is signed by his/her duly appointed attorney-in-fact Naomi Ferris , pursuant to the Power of Attorney recorded in Instrument Number 20001130-0117477 and 20001130-0117476.

unimproved ( )

This is improved (XX) property, known as 207 Lake Cove Drive, Old Hickory, TN 37138.

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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. Whenever 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/our hand(s) this 9th day of May, 2001.

Rita D. Anderson by Naomi Ferris POA
Rita D. Anderson
By: Naomi Ferris, Atty-in-Fact

William H. Anderson by Naomi Ferris POA
William H. Anderson
By: Naomi Ferris, Atty-in-Fact

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 Rita D. Anderson and William H. Anderson, wife and husband, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 9th day of May, 2001.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ , _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of May, 2001.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Naomi Ferris, attorney-in-fact for Rita D. Anderson and husband William H. Anderson , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that Naomi Ferris is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of May, 2001.

My Commission Expires: 10-4-2001

_____
Notary Public

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282