File Box 9B
#18180

Davidson County DEEDWARR
Recvd: 07/30/01 12:17 3pgs
Fees:18.00 Taxes:310.43
20010730-0080421

ADDRESS OF NEW OWNER
SENECA E. ANDERSON, II AND
WIFE, VERONICA C. ANDERSON
843 Percy Warner Blvd.
Nashville, TN 37205

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

SEND TAX BILLS TO:
AmSouth Bank
2050 Parkway Office Circle
Birmingham, AL 35244

Map & Parcel103-01-0-036.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum EIGHTY-THREE THOUSAND NINE HUNDRED AND NO/100 ($83,900.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, MARY ANNE HOLDER MUDD, have this day bargained and sold and by these presents do hereby transfer and convey unto SENECA E. ANDERSON, II, AND WIFE, VERONICA C. ANDERSON, as tenants by the entirety, their heirs and assigns, the following described lot or parcel of land as follows:

LAND in Davidson County, Tennessee, being the northwesterly portions of Lots 7 and 8 on the survey of John B. Cowden, Subdivision No. 2, dated February 18, 1946, not of record and being described according to a survey of John Kohl and Company, P. C., Tennessee Land Surveyor 100, dated January 15, 1987 as follows:

Beginning at a point in the southeasterly margin of an unnamed alley, said point being 200 feet from the southwesterly margin of Marcia Avenue, formerly Cowden Street, and being the northeasterly corner of Lot No. 8 on said unrecorded plan; thence, south 31 degrees 53 minutes 47 seconds east 127.4 feet to a point, said point being the southeasterly corner of said property; thence south 50 degrees 20 minutes 34 seconds west 99.75 feet to a point, said point being the northeasterly corner of the Clarence Field property; thence with Field's northeasterly line north 32 degrees 47 minutes 24 seconds west 139 feet to a point in the southeasterly margin of said unnamed alley; thence, with said southeasterly margin of said alley north 52 degrees 26 minutes 22 seconds east 99.03 feet to the point of beginning.

Being the same property conveyed to Mary Anne Holder by deed from Drakes Branch Associates, a partnership of record in Book 7151, page 809, Register's Office for Davidson County, Tennessee. The said Mary Anne Holder is now married to Reginald Mudd and is now known as Mary Anne Holder

This conveyance is subject to any and all matters shown on the herein referenced plan or record in said Register's Office.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging unto the said SENECA E. ANDERSON, II AND WIFE VERONICA C. ANDERSON, their heirs and assigns, in fee simple

forever.

I COVENANT with the said GRANTEE, that I am lawfully seized and possessed of said lot or parcel of land, that I have the right to convey same and that the same is unencumbered EXCEPT for 2001 real estate taxes, which are to be pro-rated, applicable zoning and building regulations.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title unto the said SENECA E. ANDERSON, II, AND WIFE, VERONICA C. ANDERSON, their heirs and assigns, against the lawful claims of all persons whomsoever, EXCEPT as herein above stated.

AND I, REGINALD MUDD, husband of the said MARY ANNE HOLDER MUDD, for the above consideration, do hereby join in this conveyance to SENECA E. ANDERSON, II AND WIFE, VERONICA C. ANDERSON, as tenants by the entirety, their heirs and assigns, all my right, title and interest which I may have in and to the herein described property by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS my hand this the 27th day of July, 2001.

Mary Anne Holder Mudd
MARY ANNE HOLDER MUDD

Reginald Mudd
REGINALD MUDD

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARY ANNE HOLDER MUDD, AND HUSBAND REGINALD MUDD, the bargainor, 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 at Gallatin, Tennessee, this the 27 day of July, 2001.

NOTARY PUBLIC AT LARGE FOR THE STATE OF TENNESSEE

MY COMMISSION EXPIRES: 7-27-04

VICKI GRAFTHAM NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. MY COMM. EXP. JULY 27, 2004

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer of value of the property transferred, whichever is greater is $83,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Seneca E Anderson II
AFFIANT

SUBSCRIBED and sworn to before me, this the 27th day of July, 2001.

Catherine M. Wood
NOTARY PUBLIC AT LARGE FOR THE STATE OF TENNESSEE

CATHERINE M. WOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 9-25-2004