This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Charles Anderson
3717 Norma Dr.
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **133-7**
GROUP
PARCEL **63**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Marguerite Bradford, Executrix under the Last Will and Testament of James R. Magness, Sr.,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Charles Anderson and Barbara Anderson**, 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. 10 of Norma Heights Subdivision, of record in Book 1835, page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to James R. Magness by deed from Earl Robert Glasgow and wife Golda C. Glasgow of record in Book 7453, page 738, Register's Office for Davidson County, Tennessee. The said James R. Magness, aka James R. Magness, Sr., is now deceased.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2001 and subsequent years.

This is improved property known as 3717 Norma Dr., Nashville, Tennessee 37211.

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, GRANTOR does covenants with the said "GRANTEES" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 08/06/01 16:46 2pgs
Fees:13.00 Taxes:166.50
20010806-0084112

WITNESS my hand this the 1st day of August, 2001.

Estate of James R. Magness

By: Marguerite Bradford
Marguerite Bradford, Executrix

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Marguerite Bradford**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Executrix under the Last Will and Testament of **James R. Magness, Sr.** and that as such Executrix she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of August, 2001.

M L Hickernell
M. L. Hickernell
NOTARY PUBLIC

My Commission Expires: 8/8/2001

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $45,000.00.

Barbara Henderson
AFFIANT

Subscribed and sworn to before me on this 2nd day of August, 2001.

M L Hickernell
M. L. Hickernell
NOTARY PUBLIC

My Commission Expires: 8/8/2001