Davidson County DEEDWARR
Recvd: 10/18/01 11:21 3pgs
Fees:18.00 Taxes:129.50
20011018-0113660

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Anderson-Tomlinson Properties 715 South Main St. Goodlettsville, TN 37072	Same as New Owner	Map 44-05 Parcels 157 and 158

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, LILLIAN PAULINE MOSER a/k/a LILLIAN P. MOSER, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto ANDERSON-TOMLINSON PROPERTIES, a Tennessee General Partnership composed of THOMAS L. ANDERSON and WILLIAM J. TOMLINSON, General Partners, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1: A certain tract or parcel of land in the 4 th Civil District of Davidson County, State of Tennessee, being the easterly part of Lot No. 28 and the easterly part of the northerly part of Lot No. 29, on the Map of Hadley's Subdivision at Old Hickory, Tennessee, as of record in Book 547, page 125, Register's Office for said County, lying north of Bridgeway, or Old Hickory Boulevard, as established by Plan of record in Book 843, page 13, said Register's Office, and described according to a copy of a survey thereof made by John M. Sullivan, County Surveyor, March 3, 1950, as follows:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF Old Hickory Boulevard, formerly Bridgeway Avenue, at the intersection of said boulevard with the west line of an alley, in the east line of Lot 29; thence with the margin of said boulevard, North 89 deg. 49' West 43.5 feet to a point; thence North 1 deg. 34' East 15.4 feet to a point; thence North 25 deg. 04' West 53.5 feet to a point in the line between Lots 27 and 28, 110.1 feet easterly from the easterly margin of Newell Avenue; thence with the line between Lots 27 and 28, North 66 deg. 11' East 30.9 feet to the westerly margin of an alley; thence with the margin of said alley, South 26 deg. 10' East 85 feet to the point of beginning.

BEING the same property conveyed to H.D. Moser and wife, Lillian P. Moser, by deed from Billy K. Williamson and A. Ray Williamson of record in Book 2243, page 251, Register's Office for Davidson County, Tennessee. The said Homer Dayton Moser a/k/a H.D. Moser died on May 26, 1996 at which time ownership and title to the said property is vested in Lillian Pauline Moser, a/k/a Lillian P. Moser, as surviving tenant by the entirety.

The property is known as 106 Bridgeway Avenue, Old Hickory, TN 37138.

TRACT 2: LAND in Davidson County, Tennessee, being parts of Lots 28 and 29 on the Plan of Rayon City Development Company, not of record, and described according to a copy of a survey thereof made by John M. Sullivan, County Surveyor, March 3, 1950.

BEGINNING at a point in the northerly margin of Old Hickory Boulevard 43.5 feet west of the west margin of an alley; thence North 1 deg. 34' East 15.4 feet to a point; thence North 25 deg. 04' West 53.5 feet to the line of Lots 27 and 28; thence with the line between said lots, South 66 deg. 11' West 110.1 feet to a point in the east margin of DuPont Avenue; thence with the margin of the same, South 28 deg. 56' East 22.7 feet to the north margin of Old Hickory Boulevard; thence with the margin of the same, North 89 deg. 46' East 111.5 feet to the point of beginning.

BEING the same property conveyed to Homer Dayton Moser and wife, Lillian Pauline Moser, by deed from Sam W. Boyd and wife, Grace Boyd, of record in Book 3574, page 57, Register's Office for Davidson County, Tennessee. The said Homer Dayton Moser a/k/a H.D. Moser died on May 26, 1996 at which time ownership and title to the said property is vested in Lillian Pauline Moser, a/k/a Lillian P. Moser, as surviving tenant by the entirety.

By her signature hereto, Lillian Pauline Moser a/k/a Lillian P. Moser represents and warrants that all debts and obligations owing by Homer Dayton Moser a/k/a H. D. Moser during his lifetime or by reason of his death, have been fully paid and satisfied.

This property is known as 118 Bridgeway Avenue, Old Hickory, TN 37138.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

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 the GRANTOR, does covenant with the said GRANTEES, that the GRANTOR is lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2001, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to Restrictive Covenants of record in Book 547, page 125 and book 843, page 13, said Register's Office.

3. Tract No. 1 is subject to Easement for Sanitary Sewers and Storm Drainage of record in Book 9377, page 212, said Register's Office.

4. Tract No. 2 is subject to Easement for Sanitary Sewers and Storm Drainage of record in Book 9377, page 228, said Register's Office.

And, the GRANTOR does further covenant and bind herself, her 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

Lillian Pauline Moser

LILLIAN PAULINE MOSER
a/k/a LILLIAN P. MOSER, a single woman

"GRANTEES"
Anderson-Tomlinson Properties,
a TN General Partnership

BY: _____
THOMAS L. ANDERSON, General Partner

BY: _____
WILLIAM J. TOMLINSON, General Partner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LILLIAN PAULINE MOSER a/k/a LILLIAN P. MOSER, a single woman, 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, at office, this the 16th day of October, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared THOMAS L. ANDERSON and WILLIAM J. TOMLINSON, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be all of the General Partners of ANDERSON-TOMLINSON PROPERTIES, the within named bargainor, a Tennessee General Partnership, and that they as such General Partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as General Partners.

WITNESS my hand and seal this the 16th day of October, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Affiant

Sworn to and subscribed before me, this the 16th day of October, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001