This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 02/28/02 12:22 2pgs
Fees:13.00 Taxes:279.35
20020228-0025552

WARRANTY DEED

Address new owner as:
Willie Theresa Sowell
2925 Rich Acres Drive
Nashville, Tennessee 37207

Send tax bills to:
Same

Map-Parcel
Map 60-7
Par 94

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Gary Allen Anderson, Sr., and wife, Sarah Joyce Anderson, and Robert Kenneth Anderson and wife, Belinda Gayle Anderson, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Willie Theresa Sowell, a married person, ("Grantee"), her heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 42 on the Plan of Hillhurst Acres, Section 3, as of record in Book 2331, page 86, Register's Office for Davidson County, described as follows:

Beginning on the westerly margin of Rich Acres Drive at the corner of Lots Nos. 41 and 42, thence with the line between said two lots, westerly 270.8 feet; thence North 1 degree 42 minutes East 11.8 feet to the corner of Lots Nos. 42 and 45; thence with the line between Lots no. 42 and 43, easterly 150.1 feet to the westerly margin of Rich Acres Drive; thence with the same southerly 95 feet to the beginning.

Being the same property conveyed to Gary Allen Anderson, Sr., and Sarah Joyce Anderson, and Robert Kenneth Anderson and Belinda Gayle Anderson, by Quitclaim Deed from Dorothy Elizabeth Sanders, dated August 6, 2001, and recorded as Instrument No. 20010823-0091300, said Register's Office.

This is improved property known as 2925 Rich Acres Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantee her heirs and assigns, forever.

And we, the Grantors, covenant with the Grantee that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance and for real property taxes for the year 2002.

And we, the Grantors, further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 20th day of February, 2002.

ROBERT KENNETH ANDERSON

GARY ALLEN ANDERSON, SR.

SARAH JOYCE ANDERSON

BELINDA GAYLE ANDERSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary Allen Anderson, Sr., and wife, Sarah Joyce Anderson, and Robert Kenneth Anderson and wife, Belinda Gayle Anderson, the within named bargainors, 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, at office, this 20th day of February, 2002.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires:

My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $75,500.00.

AFFIANT

Subscribed and sworn to before me, this 20th day of February, 2002.

NOTARY PUBLIC

My commission expires:

My Commission Expires OCT. 25, 2003