This Instrument Prepared by:

GLENN S. MACBETH

ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Linda Diane Anderson &
Ronald Francis Anderson
1126 Harold Drive
Nashville, TN 37217

SEND TAX BILLS TO:
Same

Davidson County DEEDWARR
Recvd: 03/11/02 11:01 2pgs
Fees:13.00 Taxes:510.60
20020311-0030031

WARRANTY DEED

(Map Number 107-13; Parcel Number 5.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **SAUNDRA ELAINE BAXTER, EXECUTRIX OF THE ESTATE OF CHARLOTTE AILEEN LAMBERT, DECEASED, AND SAUNDRA ELAINE BAXTER, INDIVIDUALLY,** have bargained and sold and do hereby transfer and convey unto **RONALD FRANCIS ANDERSON AND LINDA DIANE ANDERSON, husband and wife,** their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 18 on the Plan of Patricia Heights, Section I, of record in Book 2331, page 131, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Alphonse J. Lambert and wife, Charlotte A. Lambert, by deed from Charlotte Keeling, of record in Book 6114, page 927, Register's Office for Davidson County, Tennessee.

Alphonse J. Lambert having since died on February 10, 1995, and title then vesting solely in Charlotte A. Lambert as surviving tenant by the entirety.

Charlotte A. Lambert, a/k/a Charlotte Aileen Lambert having since died on February 10, 2001. Saundra Elaine Baxter was appointed Executrix of the Estate of Charlotte Aileen Lambert pursuant to the Last Will and Testament of Charlotte Aileen Lambert, of record in Will Book 34, page 416, Rutherford County Clerk's Office, Murfreesboro, Tennessee. Said Last Will and Testament was admitted to Probate on March 2, 2001, Rutherford County Clerk's Office, Tennessee.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 2331, page 131, to sewer easement of record in Book 6518, page 789 and Metro Water easement of record in Book 6861, page 827, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **1126 Harold Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein.

GRANTOR FURTHER COVENANTS and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this the 28th day of February, 2002.

Saundra Elaine Baxter, as Executrix of the Estate of Charlotte Aileen Lambert

Saundra Elaine Baxter, As Executrix Of The Estate Of Charlotte Aileen Lambert

Saundra Elaine Baxter

Saundra Elaine Baxter, Individually

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Saundra Elaine Baxter, individually and as Executrix of the Estate of Charlotte Aileen Lambert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Franklin, Tennessee, on this the 28th day of February, 2002

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$138,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of February, 2002

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE