Davidson County DEEDWARR
Recvd: 05/10/02 16:24 3pgs
Fees:18.00 Taxes:259.00
20020510-0058184

This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville TN 37201

FILE NO: 2002026

BOX 488

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Charles H. Wiles	(NAME) New Owner	Map 60-2 Parcel 272
(STREET ADDRESS) 334 Ewing Lane	(STREET ADDRESS) Same	
(CITY) Nashville (STATE) Tennessee (ZIP) 37207	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **ESTATE OF HARRY EDWARD ANDERSON SR., Deceased, and HARRY EDWARD ANDERSON JR., JULIA FAYE SHELBY, LARRY STEVEN ANDERSON, PAUL DAVID ANDERSON, and PHILLIP ANTHONY ANDERSON,** have this day bargained and sold, and do hereby transfer and convey unto the said, **CHARLES H. WILES**, the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

See attached Exhibit "A" for Legal Description

Being the same property conveyed to Harry E. Anderson Sr. and wife, Julia Anderson, by deed of record in Book 4524, page 532, Register's Office, Davidson County, Tennessee. Harry E. Anderson Sr., a/k/a Harry Edward Anderson Sr., and wife, Julia Anderson both having since died, she having predeceased him, and he having died testate, and title vested in Harry Edward Anderson Jr., Julia Faye Shelby, Larry Steven Anderson, Paul David Anderson, and Phillip Anthony Anderson, as devisees under the will of Harry Edward Anderson Sr., of record in Book 9988, page 80, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $70,000.00.

Subscribed and sworn to before me this the10th day of May, 2002.

Charles H. Wiles
Affiant

My commission expires: 7/30/05

Kay B. Housch, Notary Public

This is improved property known as 334 Ewing Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 10th day of May, 2002.

ESTATE OF HARRY EDWARD ANDERSON SR., Deceased

By: Paul David Anderson
Paul David Anderson

By: Harry E Anderson Jr.
Harry Edward Anderson Jr.

By: Julia Faye Shelby
Julia Faye Shelby

By: Larry Steven Anderson
Larry Steven Anderson

By: Phillip Anthony Anderson
Phillip Anthony Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ESTATE OF HARRY EDWARD ANDERSON SR., deceased**, by **PHILLIP ANTHONY ANDERSON, individually and as Executor,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained on behalf of the **ESTATE OF HARRY EDWARD ANDERSON SR., deceased, and individually.**

Witness my hand and official seal at Nashville, Tennessee, this 10th day of May, 2002.

My Commission Expires: 10/14/2002

Marjorie Haines, Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JULIA FAYE SHELBY,** the within named bargainor, 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 and official seal at Nashville, Tennessee, this 10th day of May, 2002.

My Commission Expires: 10/14/2002

Marjorie Haines, Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LARRY STEVEN ANDERSON,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of May, 2002.

My Commission Expires: 10/14/2002

Marjorie Haines, Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PAUL DAVID ANDERSON,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of May, 2002.

My Commission Expires: 10/14/02

Marjorie Haines, Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HARRY EDWARD ANDERSON JR.,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of May, 2002.

My Commission Expires: 10/14/2002

Marjorie Haines, Notary Public

ENCUMBRANCES:

2002 and subsequent years real property taxes are a lien, but not yet due and payable.
Subject to all matters shown on Plan of record in Plat Book 2331, pages 50 & 51, Register's Office, Davidson County, Tennessee.
Subject to Restrictive Covenants of record in Book 2446, page 47, Register's Office, Davidson County, Tennessee.

Exhibit "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Hillhurst Acres, Section 1, as of record in Book 2331, pages 50 and 51, Register's Office for said County, described as follows:

Beginning at a point on the southerly margin of Ewing Lane at the northwest corner of Lot No. 112 on said Plan; thence with the line between said Lots Nos. 112 and 113, southwardly 400 feet to the southwest corner of said Lot No. 112; thence North 78 degrees 03' West 74.6 feet to the easterly margin of a 50 foot private Road; thence with the easterly margin of said private road, North 5 degrees East 375.2 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, northeastwardly 42.30 feet to a point on the southerly margin of said Ewing Lane; thence with the southerly margin of said Lane, eastwardly 95.1 feet to the beginning.