Map: 131-08
Parcel: 103

Warranty Deed

Address of New Owner(s)

Matthew C and Rebecca Laws Anderson
4301 Dale Avenue
Nashville, Tennessee 37204

Send Tax Bills To:

same

Davidson County DEEDWARR
Recvd: 06/17/02 14:23 2pgs
Fees:13.00 Taxes:1128.50
20020617-0073166

This Instrument Prepared By:

J. Terry Price
Guenther, Jordan & Price, Attorneys
1150 Vanderbilt Plaza
2100 West End Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

The actual consideration (or value, whichever is greater) for this transfer is $305,000.00.

Matthew C. Anderson
Affiant

Subscribed and sworn to before me this 14 day of June, 2002.

Notary Public

My Commission Expires March 26, 2005

For and in Consideration of the sum of THREE HUNDRED FIVE THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), We, Robert W. Anderson and wife Jo Dorris Anderson, (hereafter referred to as "Grantor") have bargained and sold, and by these presents do transfer and convey to Matthew C. Anderson and wife, Rebecca Laws Anderson, as tenants by the entireties, their heirs and assigns, (hereafter referred to as "Grantee") a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

Being lot No. 33 on the map of Glendale Park, Section No. 1, as of record in Book 1130, page 45, Register's Office for said County. Said Lot No. 33 is described as beginning at a point in the west margin of Dale Avenue, the corner of Lots Nos. 33 and 34; thence with the line between said lots, westerly 125 feet to the east line of Lot No. 51; thence with the line between said Lots Nos. 33 and 51, northerly 108.7 feet to the south margin of Tower Place; thence with the margin of Tower Place easterly 119 feet to a concrete monument; thence southeasterly around a curve 78.2 feet to another concrete monument in the west margin of Dale Avenue, and continuing with the margin of Dale Avenue, southerly 111.5 feet to the point of beginning. This description is the same as that used in prior deeds.

Being the same property conveyed to Grantor by quitclaim deed of record in Instrument number 20020617-0073165, Register's Office for Davidson County, Tennessee.

This is improved property, known as 4301 Dale Avenue, Nashville, Tennessee 37204.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, and the heirs and assigns of Grantee, forever.

Grantor represents to Grantee that Grantor is lawfully seized and possessed of the above described land in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein.

Grantor binds Grantor and the heirs and representatives of Grantor to warrant and forever defend the title to the above described land to Grantee and the heirs and assigns of Grantee, against the lawful claims of all persons.

Witness this 11 day of June, 2002

Robert W. Anderson
ROBERT W. ANDERSON

Jo Dorris Anderson
JO DORRIS ANDERSON

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, J. Terry Price, a Notary Public in and for the above County and State, the within named Robert W. Anderson and Jo Dorris Anderson, the 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 and official seal at Nashville, Tennessee, this 11 day of June, 2002.

J. TERRY PRICE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires March 26 2005