THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDWARR
Recvd: 09/18/02 13:53 3pgs
Fees:18.00 Taxes:246.29
20020918-0113948

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Sally Mashburn Fidler 4937 Saundersville Rd. Old Hickory, Tn 37138	Same as New Owner	Map 44-05 Parcel 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, ANDERSON-TOMLINSON PROPERTIES, a Tennessee General Partnership composed of THOMAS L. ANDERSON and WILLIAM J. TOMLINSON, General Partners, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto SALLY MASHBURN FIDLER, a married person, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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.

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.

BEING the same properties conveyed to Anderson-Tomlinson Properties, a Tennessee General Partnership composed of Thomas L. Anderson and William J. Tomlinson, General Partners, by deed from Lillian Pauline Moser, a/k/a Lillian P. Moser, of record in Instrument No. 20011018-0113660, Register's Office for Davidson County, Tennessee.

GRANTOR further conveys to GRANTEE an easement from Bridgeway Avenue to the said property described as follows, to-wit:

Being a parking easement in the Eleventh Councilmatic District of Davidson County, Tennessee and more particularly described as follows:

Beginning at the southwest corner of the Anderson-Tomlinson property (db 200111018 pg 113660) on the north margin of Bridgeway Avenue, thence with the west line north 28 degrees 04 minutes 28 seconds west 63.03 feet tothe northwest corner of said parcel.

Thence with another Anderson-Tomlinson property (db 20011018, pag. 113660) north line south 61 degrees 50 minutes 48 seconds west 33.85 feet to a point.

Thence with a line that is parallel and 5 feet east of building, south 6 degrees 31 minutes 50 seconds east 46.46 feet to a point in the north margin of Bridgeway Avenue.

Thence with the margin of an arc with a radius of 1462.70 feet, a delta of 2 degrees 03 minutes 31 seconds, an arc length of 52.56 feet and a chord of north 83 degrees 58 minutes 50 seconds east 52.55 feet to the point of beginning and containing 2,279 square feet (0.052 acre), more or less.

BEING the same easement filed for record in Instrument No. 20020205-0015833, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are 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 2002, 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 GRANTEE, when due.

2. Any and all matters as they may appear on the plan of record in Book 547, page 125 and Book 843, page 13, said Register's Office.

3. Restrictive Covenants contained in an instrument of record in Book 547, page 125 and Book 843, page 13, said Register's Office.

4. Easement for Sanitary Sewers and Storm Drainage of record in Book 9377, page 228, said Register's Office.

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

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

"GRANTORS"

ANDERSON-TOMLINSON PROPERTIES,
a Tennessee General Partnership

BY: _____
THOMAS L. ANDERSON, General Partner

BY: _____
WILLIAM J. TOMLINSON, General Partner

"GRANTEE"

_____
SALLY MASHBURN FIDLER, a married person

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SALLY MASHBURN FIDLER, a married person, 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 12th day of September, 2002.

_____
NOTARY PUBLIC

PAGGY C. DAVIDSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires Dec. 8, 2005

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 the General Partners of Anderson-Tomlinson Properties, the within named bargainor, a partnership, and that he as such partner, 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, at office, this the 12th day of September, 2002.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $66,565.00.

Affiant

Sworn to and subscribed before me, this the 12th day of September, 2002.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005