Davidson County DEEDWARR
Recvd: 12/10/02 10:27 2pgs
Fees:13.00 Taxes:617.90

20021210-0152016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 5th day of December, 2002.

Notary Public

My Commission Expires: 11/2/05

THOMAS SIDWELL NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Carolyn Xanders
5210 Anchorage Drive
Nashville, TN 37220

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel: 146-150-156.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gregory G. Bouchillion and Marcia Bouchillion, husband and wife** hereinafter referred to as Grantors, hereby transfers and conveys to **Carolyn Xanders, unmarried** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in the Sixth Civil District of Davidson County, Tennessee, being Lot No. 65 and the northerly triangular part of Lot No. 66 on the Plan of Haileywood Estates, Section IV, as of record in Book 2330, page 59, Register's Office, for said County.

Beginning at the common corner of Lots No.s 65 and 66 at it's intersection on Anchorage Drive; thence along the northeasterly side of Anchorage Drive in a northerly direction 70.0 feet to an iron pin in the edge of the drive; thence, in a northeasterly direction along the northwesterly side of Lot No. 65, 238.0 feet to an iron pin; thence, in a southeasterly direction 23.0 feet to a power pole; thence, southwardly 109.0 feet along the rear of Lot No.s 65 and 66, 109 feet to an iron pin, 17 feet south of the common corner of Lots No.s 65 and 66; thence westwardly 247 feet, more or less, to the beginning, according to a survey made by Hickerson-Millet, Engineers-Surveyors, on July 12, 1958.

Being the same property conveyed to Gregory G. Bouchillion and wife, Monica P. Bouchillion, by Warranty Deed from First American National Bank of Nashville, N.A., Trustee, for the Estate of Loraine F. Miller, of record in Book 6769, Page 26, dated January 21, 1986.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 2330, Page 59, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3983, Page 716, and Book 4115, Page 512, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 5210 Anchorage Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 5th day of December, 2002.

Gregory G. Bouchillon

Marcia Bouchillon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory G. Bouchillon and Marcia Bouchillon, husband and wife, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of December, 2002.

Notary Public

My Commission Expires: 1/2/05