THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDWARR
Recvd: 04/02/03 14:43 2pgs
Fees:13.00 Taxes:175.75
20030402-0043677

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Thomas L. Anderson, et ux 1100 Davidson Ave Old Hickory, Tn 37138	Same as New Owner	Map 44-5 Parcel 115

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, CHARLES E. EVANS and wife, JO H. EVANS, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto THOMAS L. ANDERSON and wife, KATHERINE L. ANDERSON, hereinafter referred to as the "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 Davidson County, Tennessee, being Lot No. 71 on the Plan of the Map of a part of Rayon City, of record in Book 843, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Charles E. Evans and wife, Jo H. Evans, by Trustee's Deed from F. B. Murphy, Jr., Trustee, of record in Instrument No. 20030102-0000337, Register's Office for Davidson County, Tennessee.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 303 Ensley Ave., Old Hickory, TN 37138.

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 we, the GRANTORS, do covenant with the said GRANTEES, 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 2003, 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 GRANTEES, when due.

2. Subject to Restrictive Covenants of record in Book 996, page 324, said Register's Office.

3. Subject to any and all matters as they may appear on the plan of record in Book 843, page 13, said Register's Office.

4. Subject to Easements as set forth and described in instruments of record in Book 2100, page 608 and Book 6036, page 151, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

"GRANTORS"

CHARLES E. EVANS

JO H. EVANS

"GRANTEES"

THOMAS L. ANDERSON

KATHERINE L. ANDERSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES E. EVANS and wife, JO H. EVANS, and THOMAS L. ANDERSON and wife, KATHERINE L. ANDERSON, 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, at office, this the 31st day of March, 2003.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $47,500.00.

Affiant

Sworn to and subscribed before me, this the 31st day of March, 2003.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005