WARRANTY DEED

The DAVIDSON COUNTY TITLE CO. INC.

For and in consideration of the sum of TEN AND NO/100- DOLLARS ($ 10.00),

Cash in hand paid, by James J. Anderson and wife, Brenda Kee Anderson, and other good and valuable considerations, the receipt of which is hereby fully acknowledged,

We, George W. Pennington and wife, Betty M. Pennington

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

James J. Anderson and wife, Brenda Kee Anderson,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 19 on the Plan of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, page 44, Register's Office for said County, described ascording to a survey by Harvey Gee, February 11, 1959, as follows:

Beginning on the southerly margin of Alta Loma Road at the northeast corner of the property conveyed to Herman L. Mathis and wife, by deed from Harold D. Gregory and wife, of record in Book 2908, page 27, said Register's Office; thence with Mathis' eastern boundry line southerly 228.5 feet; thence easterly 50 feet; thence northerly 227.7 feet to the southerly margin of Alta Loma Road; thence with the same westerly 55 feet to the beginning.

Being the same property conveyed to George W. Pennington and wife, Betty M. Pennington by deed from Harold D. Gregory and wife, Esther Adler Gregory, of record in Book 2927, page 341, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for Restrictions of record.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

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.

In witness whereof, the Grantor has hereunto set his hand on this, the 8th day of September, 1961.

George W. Pennington

Betty M. Pennington

STATE OF TENNESSEE
COUNTY OF

Before me, Anne Abernathy, a Notary Public in and for the State and County aforesaid, personally appeared the within named George W. Pennington and wife, Betty M. Pennington the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 8th day of September, 1961

Anne Abernathy
Notary Public

My commission expires: 11-12-1961

WARRANTY DEED

From

George W. Pennington, et ux

To

James J. Anderson, et ux

58000

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 12 day of SEP A.D. 1961
at 1:33 o'clock P M.
Noted in Book 47 Page 687
Recorded in Book ... Page ...
Recording Fee $2.00
JAMES R. WILSON, Register

CO. INC.