THIS INST. PREPARED BY:
FOSTER REALTY CO. 717-B MAIN ST. CITY.

BOOK 3993 PAGE 23

WARRANTY DEED — **ATTORNEYS TITLE COMPANY**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elton J. Anderson (NAME)	Elton J. Anderson (NAME)	MAP 82-01
940 McFerrin Ave (STREET ADDRESS OR ROUTE NUMBER)	940 McFerrin Ave (STREET ADDRESS)	Par. 325
Nashville, Tennessee 37206 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37206 (CITY) (ZONE) (STATE)	27 N 13

For and in consideration of the sum of $10.00

Ten and no/100 DOLLARS

Cash in hand paid by Elton J. anderson and wife, Vallye B. Anderson and the fourth consideration of the assumption of note in the original principal sum of $9600.00 payable to First Federal Savings and Loan of Nashville at the rate of $53.02 including princpal and interest. Paid note is secured by deed of Trust of record in Book 3884, page 911, Register's Office of Davidson County, Tennessee. We, James E. Lyons and wife, Mary M. Lyons have bargained and sold, and by these presents do transfer and convey unto the said Elton J. Anderson and wife, Vallye B. Anderson 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 the south 50 feet of Lots Nos. 1, 2 and 3, Block "B", on the Map of Nashville Trust Company's Subdivision of the A. W. Shryer's property, as of record in Book 843, page 25, Register's Office for said County.

Said parts of said lots front 50 feet on the west side of McFerrin Avenue, as widened, and runs back between parallel lines along the north margin of Seymour Avenue, 157 feet, more or less, to the east line of Lot No. 4.

Being the same property conveyed to James E. Lyons and wife, Mary M. Lyons be deed from Bob G. Smith and wife, Birdie Lee Smith, of even date herewith, which is to be recorded in Book 3844, page 910, said Register's Office.'

This is {unimproved} {x} improved property, known as 940 (House Number) McFerrin Ave (Street) Nashville, Tenn (P. O. Address: City or Town) 37206 (Postal Zone)

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 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 the same is unencumbered, unless otherwise herein set out; and we 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. 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 our hand s this 11th day of January, 19 66

x James E. Lyons

Mary M. Lyons

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James M. Foster, a Notary Public in and for said County and State, the within named James E. Lyons and wife, Mary M. Lyons

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 11 day of ~~DECEMBER~~ JANUARY 19 66.

Commission expires December 2, 1967

James M. Foster
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

James E. Lyons and wife

Mary M. Lyons

TO

Elton J. Anderson and wife,

Vallye B. Anderson

19285

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 2 2 13 PM '66

NOTE BOOK 113 PAGE 584
RECORDING FEE $ 2.50
DEP. REG. 2.00

Tidys Title Company
Title Guaranteed
NASHVILLE, TENN.

STATE TAX $ 14.38
PROBATE 50
TOTAL $ 16.88

MAR 2 . 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID MAR 2 1966