This instrument prepared by A. Braden Floyd, Jr., Attorney
5333 Charlotte Avenue,
Nashville, Tennessee

BOOK 4095 PAGE 220

WARRANTY DEED

ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Anderson et ux (NAME:)	Advance Mortgage Company (NAME:)	Map 91-10
5908 Mackie Street (STREET ADDRESS OR ROUTE NUMBER)	First National Bldg. (STREET ADDRESS)	Par 25-01
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Detroit, Michigan (CITY) (ZONE) (STATE)	M.C.

For and in Consideration of the sum of - - - - - - - ($10.00) - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - **DOLLARS**
Cash inhand and other good and valuable consideration, the receipt of which is hereby acknowledged and the assumption of an unpaid balance of a loan to Advance Mortgage Company in the amount of $6,000.00.

We, William Richard Greer and wife, Ruby Mai Greer **have bargained and sold, and by these presents do transfer and convey unto the said** James A. Anderson and wife, Exell 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 Lot No. 70 on the Plan of Subdivision of Lots 39 and 40 in the Division of B. F. Cockrill Farm, as of record in Book 332, page 41, Register's Office for Davidson County, Tennessee.

SAID Lot No. 70 fronts 50 feet on the southerly side of Mackie Street and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to William Richard Greer and wife, Ruby Mai Greer by deed from William A. Towe and wife, Martha H. Towe, of record in Book 3974, page 195, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 5908 Mackie St. (House Number) (Street) Nashville, Tenn. P. O. Address: (City or Town) (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 James A. Anderson and wife, Exell Anderson their **heirs and assigns, forever.**

And we **do covenant with the said** James A. Anderson and wife, Exell Anderson **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.**

And William Richard Greer and wife, Ruby Mai Greer **do further covenant and bind** themselves, their **heirs and representatives, to warrant and forever defend the title to the said land to the said** James A. Anderson and wife, Exell Anderson their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 9 **day of** January, 1967

* William Richard Greer

* Ruby Mai Greer

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Richard Greer and wife, Ruby Mai Greer

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 9 day of January 1967

Commission expires My Commission Expires July 26, 1967

Mrs Hattie S. Jackson
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

Mail To Jackson + Co. 5337 Charlotte Ave Nashville, Tenn. 37209

WARRANTY DEED

FROM WILLIAM RICHARD GREER AND WIFE, RUBY MAI GREER

TO JAMES A. ANDERSON AND WIFE, EXELL ANDERSON

57857

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 20 3 10 PM '67
NOTE BOOK 115 PAGE 637
RECORDING FEE $ 2.50
DEP. REG. M

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

DOCUMENTARY 55 55

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JAN 20 1967
RS

JAN 20 1967 4.35

STATE TAX $
PROBATE $ .50
TOTAL $ 4.85

4.85