BOOK 4136 PAGE 337

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth , Anderson (NAME:)	Kimbrough- Kavanaugh & Associates (NAME:)	6D-42330
5018 West Durrett Drive (STREET ADDRESS OR ROUTE NUMBER)	416 Union Street (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in consideration of the sum of Ten Dollars ($10.00)

DOLLARS

Cash in hand paid, receipt of which is hereby acknowledged, and the assumption of a Deed of Trust to Miller Kimbrough, Trustee, of record Book 3936, Page 472 in Register's office for Davidson County, Tennessee. We, W.P. Russell Jr. and wife Lynne M. Russell,

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Kenneth W. Anderson and wife Sara G. 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 #312 on the plan of Caldwell Country Estates, Section 5, of record in book 3300, page 16, Register's Office for Davidson County, Tennessee.

Said Lot #312 fronts 115.2 feet on the southeasterly margin of West Durrett Drive and runs back between lines, 130 feet on the northeasterly line and 132.1 feet on the southweaterly line to a dead line on which it measures 101.8 feet.

Being part of the same property conveyed to W.P. Russell Jr. and wife Lynne M. Russell, by deed from W.P. Russell and wife Virginia C. Russell of record in Book 3936, Page 470, Register's Office for Davidson County, Tennessee.

This instrument was prepared by:

W. P. RUSSELL, JR.
Rt. 2, Dyer Lane
Brentwood, Tenn. 37027

This is ( ) unimproved / (X) improved property, known as 5018 West Durrett Drive, Nashville, Tennessee
(House Number) (Street) 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 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** 31st **day of** May, **19** 67

W.P. Russell Jr.

Lynne M. Russell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named W.P. Russell Jr. and wife Lynne M. Russell

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 31st day of May, 19 67

Commission expires JAN. 29, 1969

_____
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

73649

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 31 1 23 PM '67
NOTEBOOK 116 PAGE 505
RECORDING FEE $ 2.00
DEP. REG. m

WARRANTY DEED

FROM
W.P. Russell Jr. et ux

TO
Kenneth W. Anderson et ux

Kimbrough - Kavanaugh and Associates

Attorneys Title
Titles Guaranteed
NASHVILLE, TENN.

STATE TAX $ 21.36
PROBATE .50
TOTAL $ 21.86

MAY 31 1967

PAID MAY 31 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.