WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
William F. Anderson (NAME)	Murphree Mortgage Company (NAME)	6D-20460
4826 Milner Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	Map 147-6
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37201 (CITY) (ZONE) (STATE)	Par. 120

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) - *Dollars,* cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantees of the unpaid balance of a Deed of Trust, payable to Murphree Mortgage Company, of record in Book 3786, page 579, Register's Office for Davidson County, Tennessee,

JOHN M. RANKIN, JR. and wife, JO ANN W. RANKIN,

have this day bargained and sold, and do hereby transfer and convey unto the said

WILLIAM F. ANDERSON and wife, EDITH K. ANDERSON,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Section 1, Revised, Caldwell Hall, as of record in Book 2900, pages 57, 58 and 59, Register's Office for Davidson County, Tennessee.

Said lot fronts 78 feet on the south side of Milner Drive and runs back 135.5 feet on the westerly line and 143.6 feet on the easterly line to a dead line in the rear on which it measures 128.5 feet.

Being the same property conveyed to John M. Rankin, Jr. and wife, Jo Ann W. Rankin, by deed from Hermitage Homes, Inc., of record in Book 3786, page 565, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ [illegible]

Subscribed and sworn to before me, this the 28th day of March 19 70

Affiant [illegible]

My commission expires 4-30-73 (Affix Seal)

Notary Public Gail Pigg

This is unimproved ( ) improved (X) property, known as 4826 Milner Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

WILLIAM F. ANDERSON and wife, EDITH K. ANDERSON,

their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

WILLIAM F. ANDERSON and wife, EDITH K. ANDERSON, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 28th *day of* March, 19 70 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John M. Rankin, Jr. (signature)

Jo Ann W. Rankin (signature)

John M. Rankin, Jr.   Jo Ann W. Rankin

This Deed Prepared By: Gail P. Pigg, Attorney at Law
1115 Stahlman Building
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, GAIL PIGG, *a Notary Public in and for said County and State,* JOHN M. RANKIN, JR. and wife, JO ANN W. RANKIN,

the within named 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* 25th *day of* March, *19* 70

Gail Pigg *Notary Public*

Commission expires 4-30-73

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* .... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19* .....

..... *Notary Public*

Commission expires .....

MAR 31 70	CONV	21,977.00				
MAR 31 70	S'TAX		A*	57.20		
MAR 31 70	PR'FEE		A*	.50		
MAR 31 70	W'DEED		A*	3.00	*	60.70

WARRANTY DEED

FROM

JOHN M. RANKIN, JR., ETUX

TO

WILLIAM F. ANDERSON and wife, EDITH K. ANDERSON

A 72991

IDENTIF. REFERENCE

MAR 31 12 39 PH '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Return to: Gail Pigg,
Attorney at Law