This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

ATC-158856

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-14-25	Mr/Mrs John L. Anderson, Jr. same	J.I.Kislak Mortgage Corp.of Fla. 1101 Brickell Avenue Miami, Florida 33131
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 14435
9D-28642	705 Harpeth Parkway West	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

JAMES W. COOPER and wife, JOAN M. COOPER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN L. ANDERSON, JR., and wife, JO ANN 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:

Being Lot No. 40 on the Plan of Harpeth Valley Park, Section 1, as of record in Book 3600, pages 93 and 94.

Said Lot No. 40 fronts 50.0 feet between two concrete monuments on the southwesterly margin of Harpeth Parkway West and is more particularly described as follows:

Beginning at a concrete monument on the southwesterly margin of Harpeth Parkway West, the common corner of Lots 40 and 41; thence south 50°17' east 50 feet to a concrete monument; thence south 0°1' west 173 feet to a point; thence north 80°3' west 105 feet to a concrete monument; thence north 13°1' west 115 feet to a concrete monument; thence north 50°34' east 117.8 feet to the point of beginning.

Being the same property conveyed to James W. Cooper and wife, Joan M. Cooper, by deed from Hudson & Driver Construction Company, a Tennessee corporation, as of record in Book 3998, page 518.

This conveyance is made subject to restrictions of record in Book 3857, page 858.

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.

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.

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 (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 1st day of September, 1970.

James W. Cooper

James W. Cooper

Joan M. Cooper

Joan M. Cooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4444 PAGE 897

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named James W. Cooper and wife, Joan M. Cooper 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, 1970.

My commission expires: July 23, 1974.

Reau E. Folk Jr.
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,
this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $33,150.00

John L. Anderson Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September 1970

MY COMMISSION EXPIRES: July 23,1974. (AFFIX SEAL) Reau E. Folk, Jr.
Notary Public

WARRANTY DEED
REF:mas

FROM
JAMES W. COOPER and Wife

TO
JOHN L. ANDERSON, JR. AND WIFE

A 89731

IDENTIF. REFERENCE

SEP 11 2 40 PM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 11	CONV	33,150.00			
SEP 11	MTG'S TAX		A*	86.06	
SEP 11	REC'PR'FEE		A*	.50	
SEP 11	W'DEED		A*	3.00	* 89.56

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Jack

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public