TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:

(NAME)

(STREET ADDRESS OR ROUTE NUMBER)

(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO: BOOK 4463 PAGE 997

First Federal Savings
(NAME)

Union at Fourth
(STREET ADDRESS)

Nashville, Tennessee 37219
(CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS:

Map. 57
Par. 23

Pd

For and in consideration of the sum of Ten & 00/100 ($10.00)

cash in hand paid by James E. Gann and wife, Betty J. Gann DOLLARS

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Roy Mitchell Anderson and wife, Sandra E. Anderson

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I: Land in the 13th, formerly the 25th, Civil District of said County, described according to a survey made by Geo. W. Watkins, Surveyor, August 25, 1955, as follows:

BEGINNING in the center of Sulphur Creek at the southwest corner of the property conveyed to L. B. Fuqua by deed from James A. Davis and wife, of record in Book 1055, page 222, Register's Office for said County; thence with said Fugua's southern boundary line, due east 543 feet to a northwest corner of the property conveyed to S. A. Watson and wife, by deed from J. C. Vallines and wife, of record in Book 2198, page 481, said Register's Office; thence with said Watson's western boundary line, South 3 deg. 30' West, 350 feet to an iron pin; thence due west 702 feet to an iron pin in the center of said creek; thence with same North 27 deg. 30' East, 390 feet to the beginning, containing 5.002 acres, more or less.

TRACT II: Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson & Hickerson, Engineers, dated July 11, 1961, as follows:

BEGINNING at an iron pin in the easterly margin of Old Hickory Boulevard at the southwest corner of the property conveyed to Altha H. Sittloh, by deed from Joe Gallaher and wife, of record in Book 3703, page 591, Register's Office for said County; thence South 58 deg. 40' East, 243.5 feet to a point in the center line of Sulpher Creek; thence with the center of the same, South 27 deg. 30' West, 140 feet to a point; thence North 62 deg. 58' West, 241 feet to an iron pin in the easterly margin of Old Hickory Boulevard; thence with the easterly margin of Old Hickory Boulevard, North 26 deg. 30' East 157.8 feet to the point of beginning.

Being property vested in Roy Mitchell Anderson and wife, Sandra E. Anderson, by deed from Joe Gallaher and wife, as of record in Book 3807, page 149, said Register's Office.

This conveyance is subject to recorded easements applicable to said property, and to taxes for 1970.

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This is improved (X) unimproved ( ) property, known as 313 Old Hickory Boulevard, 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.

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.

Witness our hands this 30th day of NOVEMBER, 1970.

Roy Mitchell Anderson

Sandra E. Anderson

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Roy Mitchell Anderson and wife, Sandra E. Anderson the bargainors, 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 30th day of NOVEMBER, 1970

Commission expires ____ Notary Public [illegible]

TENNESSEE TITLE COMPANY

Warranty Deed

FROM
ROY MITCHELL ANDERSON & WIFE,
SANDRA E. ANDERSON
To
JAMES E. GANN AND WIFE,
BETTY J. GANN
REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

PLEASE MAIL TO - Mr. James E. Gann, Old Hickory Blvd., Rt. # 3, Nashville, Tenn., 37218

313

BOOK 4463 PAGE 999

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T
IDENTIF. REFERENCE

DEC 2 2 47 PM '70

REGISTER
DAVIDSON COUNTY, TENN.

DEC-2°	CONV	10,750.00			
DEC-2°	S'TAX		A*	27.82	
DEC-2°	PR'FEE		A*	.50	
DEC-2°	W'DEED		A*	4.50	* 32.82

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration or value of the property interest herein conveyed is $ 10,750.00

State of Tennessee)
County of Davidson)

Affiant

Subscribed and sworn before me this 30th day of November, 19 70

My commission expires: Notary Public, in and for the aforesaid State and County.

G. S. SCOVILL
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE