BOOK 4483 PAGE 805

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8500 ~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March 1971.

Notary Public

MY COMMISSION EXPIRES: Aug. Regular

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Caesar E. Urrutia, 601 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellen McMahon (NAME)	Guaranty Mortgage Company (NAME)	15D-32000
3506 Kennedy Avenue (STREET ADDRESS OR ROUTE NUMBER)	316 Union St. (STREET ADDRESS)	Map 72-3
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par. 235

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Roy S. Anderson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ellen McMahon

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being part of Lot No. 1 on the Map of the East Nashville Golf and Country Club Property, as of record in Book 421, page 142, Register's Office for said County, and described as follows:

BEGINNING on the southeasterly margin of Kennedy, formerly Greefiend Avenue, at the southwest corner of the property conveyed to A. T. Bowers and wife, by deed from Lula Link, as of record in Book 1097, page 171, said Register's Office, said point being 119.7 feet southwest from the corner of Lots Nos. 1 and 3; thence with said Bower's Southwesterly line, southeastwardly 197 feet 9 inches to an iron pin in the line between Lots Nos. 1 and 2; thence with the line between said two lots, southwestwardly 58.5 feet to the northeast corner of the property conveyed to E. L. Yates and wife, by deed from James S. Patrick and wife, as of record in Book 1058, page 239, Register's Office; thence with said Yates' northeasterly line, northwestwardly 98½ feet more or less to his northwest corner; thence with his northwesterly line, southwestwardly 34 feet more or less to the northeast corner of the property conveyed to Samuel H. Hassall and wife, by deed from Lula Line, as of record in book 1101, page 441, Register's Office; thence with said Hassall's northeasterly line, northwestwardly 99¼ feet more or less to the southeasterly margin of said Kennedy, formerly Greefield Avenue; thence with the same, northeastwardly 93.7 feet to the beginning.

BEING the same property conveyed to Roy S. Anderson by deed from Clayton M. Morse and wife, Cecil Morse as of record in Book 4105, page 997, Register's Office for Davidson County, Tennessee.

This is unimproved {x} improved { } property, known as 3506 Kennedy Avenue, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 My hand on this 2nd day of March, 19 71

X Roy S. Anderson

Roy S. Anderson

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. Mary Ferrell, a Notary Public in and for said County and State, the within named Roy S. Anderson, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2 day of March 19 71

Commission expires Jan. 30, 1974

Mrs. Mary Ferrell
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 (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

WARRANTY DEED

FROM
Roy S. Anderson

TO
Ellen McMahon

B 0 6 5 7 7

IDENTIF. REFERENCE

MAR 4 10 17 AM '71

FELIX Z. NILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

MAR-4-71 CONV *8,500.00
MAR-4-71 S'TAX A* 22.10
MAR-4-71 PR'FEE A* .50
MAR-4-71 W'DEED A* 3.00 * 25.60