WARRANTY DEED BOOK 4521 PAGE 91

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James W. Anderton et ux.	Fidelity Federal Savings & ..n Assn.	117.13-1
(NAME) 3311 Skyline Drive	(NAME) Fourth & Union	Lot 1
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten & 00/100 ($10.00)---------- Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of all of which is hereby acknowledged; we,

JOHN D. FORT and wife, BETTYE S. FORT

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

JAMES W. ANDERTON and wife, ANN S. ANDERTON,

their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being lot No. 1 on the plan of Vailwood Heights, as of record in Book 1835, page 32, Register's Office for said County.

Said lot No. 1 fronts 101.4 feet on the southerly side of Skyline Drive and runs back between parallel lines 212 feet on the westerly side and 214 feet on the easterly side to a dead line in the rear measuring 101.4 feet thereon.

Being the same property conveyed to John D. Fort and wife, Bettye S. Fort, by deed from David B. Graves, Jr., and wife, Gloria W. Graves, of record in Book 3402, page 559, Register's Office for said County.

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property, and to taxes for 1971.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,500.00

Subscribed and sworn to before me, this the 15th day of July 19 71

Affiant

My commission expires: June 6, 1972 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 3311 Skyline 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 James W. Anderton and wife, Ann S. Anderton, 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., except as hereinbefore stated.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said James W. Anderton and wife, Ann S. Anderton, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 15th day of July, 1971, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John D. Fort

Bettye S. Fort

Bettye S. Fort

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* John D. Fort and wife, Bettye S. Fort

the within named 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* 15th *day of* July, *19*71.

Commission expires June 6, 1972

Mary Emery *Notary Public*

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 .....

019.528-0

WARRANTY DEED

FROM

JOHN D. FORT et ux

TO

JAMES W. ANDERTON et ux

JUL 16 71 CONV 24,500.00
JUL 16 71 S'TAX A* 63.70
JUL 16 71 PR'FEE A* .50
JUL 16 71 W'DEED A* 4.00 * 68.20

323341

IDENTIF. REFERENCE

JUL 16 3 55 PH '71

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