This instrument prepared by Fran P. Reynolds, Attorney, American Trust Bldg., Nashville, Tennessee 3720

BOOK 4529 PAGE 174

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Anderton (NAME)	Same (NAME)	11 D G 7970
414 Grapevine Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map No. 51-12
Madison, Tenn. 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Parcel No. 81

For and in Consideration of the sum of

----------Ten ($10.00) and no/100---------- *DOLLARS*

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged and for further consideration, the purchaser, James C. Anderton, assumes and agrees to pay the balance due on a note in the original amount of $3,150.00, dated January 10, 1962, and secured by Deed of Trust of record in Book 3350, page 221, Register's Office, Davidson County, Tennessee, I

AUG 16 MISC A* 8.00 * 8.00

A. Kellene Anderton *have bargained and sold, and by these presents do transfer and convey unto the said* James C. Anderton

his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being the southwest part of Lot No. 15 on the Plan of Montague Park, as of record in Book 421, page 141, Register's Office for said County, described as follows:

Beginning at a point in the west line of Lot No. 15 in the easterly line of a 2 ft. reserved strip as shown on said plan, being 70.5 ft. south of the southerly margin of Grapevine Avenue; thence eastwardly 85 ft., more or less, to a point which is 15 ft. measured at right angles west of the lines between Lots 15 and 16 in the west line of a 10 ft. driveway which is being reserved; thence along the line of the same, 117 ft., more or less, to the line between Lots 15 and 22; thence with said line, westwardly 82 ft. to a point in the east margin of said 2 ft. reserved strip; thence with the same margin of the same, northwardly 117 ft. to the beginning.

Being the same property conveyed to James C. Anderton and A. Kellene Anderton, by deed from the Administrator of Veterans Affairs of record in Book 3339, page 213, said Register's Office

This deed is made in accordance with T.C.A. 64-110, and it is hereby understood that the grantor, A. Kellene Anderton, waives any and all homestead and dower rights in the before mentioned property.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ NONE

Affiant

Subscribed and sworn to before me, this the _____ day of _____, 19____

My commission expires: _____ (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 414 Grapevine Avenue, Madison, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James C. Anderton, his *heirs and assigns, forever.*

And I *do covenant with the said* James C. Anderton *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except as stated.

And I, A. Kellene Anderton *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* James C. Anderton his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 10 *day of* August, *19* 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

A. Kellene Anderton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* A. Kellene Anderton

the bargainor, *with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 10th *day of* August, *19*71.

E. A. Shelton Jr., *Notary Public.*

Commission Expires October 24 1973

STATE OF
COUNTY OF

Personally appeared before me, , *a Notary Public in and for said County and State, the within named*

the bargainor, *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* *day of*, *19*.

, *Notary Public.*

Commission Expires.

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.

WARRANTY DEED

FROM

Kellene
A. Kellene Anderton

TO

James C. Anderton

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

B2692 7

IDENTIF. REFERENCE

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Aug 16 9:41 AM '71

REGISTER
DAVIDSON COUNTY, TENN.

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