BOOK 4538 PAGE 798

WARRANTY DEED

This instrument was prepared by
Bass, Berry & Sims, Attorneys
1000 American Trust Bldg.
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Anderson, et ux (NAME)	James E. Anderson, et ux (NAME)	Par.#23W-8160
1208 Ordway Place (STREET ADDRESS OR ROUTE NUMBER)	1208 Ordway Place (STREET ADDRESS)	
Nashville, Tennessee 37206 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37206 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of sixteen thousand ($16,000.00) -------

---------- *DOLLARS*

I, T. W. Comer, Successor Trustee, by decree of the Probate Court of Davidson County, Tennessee, in Minute Book 210, page 514 of said Court, under trust agreement dated September 15, 1936 executed by R. W. Comer, Guy L. Comer and Mont B. Comer, as amended by amendments dated October 31, 1939, December 6, 1940, December 29, 1941 and March 3 1942,

SEP 22	CONV	16,000.00			
SEP 22	S'TAX		A*	41.60	
SEP 22	PR'FEE		A*	.50	
SEP 22	W'DEED		A*	8.00	* 50.10

have bargained and sold, and by these presents do transfer and convey unto

~~the said~~ James E. Anderson and wife, Mary H. Anderson, their *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 lots Nos. 32 and 33 of Block "C" on the Map of F. O. Beasley's Subdivision of the Douglas property as of record in Plan book 2, page 66, Chancery Court at Nashville.

Said lots Nos. 32 and 33 front together 100 feet on the northerly side of Ordway Place, formerly Grove Avenue, and run back between parallel lines 170 feet to an alley.

Being part of the property conveyed to Guy L. Comer, Trustee, under the aforesaid trust agreement of September 15, 1936, as amended, by deed from Oline Comer, of record in Book 2196, page 609, Register's Office for Davidson County, Tennessee, T. W. Comer having been appointed Successor Trustee by the aforesaid decree, which decree expressly vests all right, title and interest of Guy L. Comer, Trustee, in the above-described property in T. W. Comer as such Successor Trustee.

Oline Comer in said deed of record in Book 2196, page 609, Register's Office for Davidson County, Tennessee, reserved a life estate for her life, and upon her death a life estate for G. L. Comer, individually, in the above-described property. The said G. L. Comer is now deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $16000.00

Subscribed and sworn to before me, this the 8 day of Sept, 1971

X James E. Anderson
Affiant

My commission expires: Jan 18, 1972 (Affix Seal)

Doris M. Houston
Notary Public

and the said Oline Comer joins in this conveyance for the purpose of conveying unto the said James E. Anderson and wife, Mary H. Anderson all of her right, title and interest in the above-described property and for the further purpose of releasing her right to have a life estate in other property substituted for her life estate in the above-described property, as set out in said deed of record in Book 2196, page 609, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 1215 Ordway Place (House Number) (Street) Nashville 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 E. Anderson and wife, Mary H. Anderson, their *heirs and assigns, forever.*

And Grantor, as such Trustee, but not further or otherwise ~~Xx~~ *covenants with the said* James E. Anderson and wife, Mary H. Anderson *that* he is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except for 1971 taxes which have been prorated and assumed by Grantees.

And Grantor as such Trustee but not further or otherwise *do/es further covenant and bind* himself, his successors and assigns ~~heirs and representatives~~, *to warrant and forever defend the title to the said land to the said* James E. Anderson and wife, Mary H. Anderson, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 3RD *day of* September, *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.*

T. W. Comer
T. W. Comer, Successor Trustee

Oline Comer
~~Oline Comer~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William J. Wiseman, a Notary Public in and for said County and State, the within named T. W. Comer,

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 3rd day of SEPTEMBER, 1971.

William J. Wiseman, Notary Public

Commission Expires My Commission Expires May 23, 1973

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William J. Wiseman, a Notary Public in and for said County and State, the within named Oline Comer

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 3RD day of SEPTEMBER, 1971.

William J. Wiseman, Notary Public

Commission Expires My Commission Expires May 23, 1973

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.....

#1

WARRANTY DEED

FROM

T. W. Comer, Successor Trustee

TO

James E. Anderson, et ux

B 3 1 4 0 5

IDENTIF. REFERENCE

SEP 22 9 16 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4538 PAGE 801

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE