BOOK 4557 PAGE 636

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

THEODORE H. PAILET, TRUSTEE

TO

JAMES HENRY ANDERSON AND WIFE,
MATTIE A. ANDERSON

For draftsman's use

This instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Henry Anderson (NAME)	COMMERCE UNION BANK (NAME)	MAP. 71-16
1404 Rosedale Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 60387 (STREET ADDRESS)	Par. 420
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	36# 12DA-43943 Bm

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

Dec 1 2 27 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

B 3 9 7 6 5

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 16,250.00

James Henry Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November 19 71

Notary Public

MY COMMISSION EXPIRES: May 15, 1973

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I

Theodore H. Pailet, Trustee,

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

James Henry Anderson and wife, Mattie A. 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 Lot No. 12 as shown on the Plan of Resubdivision of Lots 11-20 A. B. Spains Lischey Gardens Subdivision, said Plan of Resubdivision being of record in Book 4300, page 82, Register's Office for said County.

SAID Lot No. 12 fronts 52.0 feet along the westerly side of Rosedale Avenue and runs back between lines 119.62 feet on its northerly line and 93.65 feet on its southerly line to a broken line in the rear on which it measures a total distance of 66.96 feet.

BEING part of the same property conveyed to Theodore H. Pailet, Trustee, by deed from Andrew Ewing, Trustee, of record in Book 4485, page 451, Register's Office for Davidson County, Tennessee.

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This is { unimproved ( ) / improved (X) } property, known as 1404 Rosedale Avenue (House Number) (Street) Nashville, Tennessee 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 James Henry Anderson and wife, Mattie A. Anderson their heirs and assigns, forever.

And I do covenant with the said James Henry Anderson and wife, Mattie A. Anderson 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.

And I, Theodore H. Pailet, Trustee do further covenant and bind myself and my successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said James Henry Anderson and wife, Mattie A. Anderson, their heirs and assigns against the lawful claims of all persons whomsoever, but only as to such title coming through or by me as trustee, but no further or otherwise.

Witness my hand this 30th day of November, 19 71

Theodore H. Pailet

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jo Ann Smith, a Notary Public in and for said County and State, the within named Theodore H. Pailet, Trustee

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 30th day of November, 19 71.

Jo Ann Smith, Notary Public

JO ANN SMITH NOTARY PUBLIC STATE OF TENNESSEE

Commission expires May 15, 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 himself 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 .....

DEC-1F CONV 16,250.00
DEC-1F TAX A* 42.12
DEC-1F DEED FEE A* 50
DEC-1F DEED A* 4.00 * 46.62

Witness my hand and seal, at office in .....,

this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....