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This instrument prepared by Richard A. Jones, Attorney at Law
Third National Bank Building, Nashville, Tenn.

WARRANTY DEED

BOOK 4565 PAGE 542

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Albert W. Schroeder, et ux		Map 158
(NAME:)	(NAME:)	Parcel 3.3
2207 Old Hickory Blvd.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PD

For and in Consideration of the sum of TEN ($10.00) ----------
---------- *DOLLARS*

cash in hand paid by Albert W. Schroeder and wife, Patricia J. Schroeder, the receipt of which is hereby acknowledged and other good and valuable considerations,

JAN-3[illegible]	CONV	12,000.00			
JAN-3[illegible]	S TAX		A*	31.20	
JAN-3[illegible]	PR FEE		A*	.50	
JAN-3[illegible]	WDEED		A*	6.00	* 37.70

We, James R. Anderson and wife, Mary Elise Anderson *have bargained and sold, and by these presents do transfer and convey unto the said* Albert W. Schroeder and wife, Patricia J. Schroeder their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, described according to a resurvey dated April 16, 1971, revised April 25, 1971 by George W. Watkins of Lots 9-13-14-15 and part of the 16 on the unrecorded plan of the Anderson property by Turner Engineering Company dated February 18, 1963, as follows:

From a point in the center of Old Hickory Blvd. and the center of a bridge over Otter Creek, North 71° 35' west a distance of 975 feet with the center of Old Hickory Blvd. to a spike at the intersection of the center lines of Old Hickory Blvd. and a 50 foot private road; thence with the center line of said 50 foot private road, south 18° 25' west a distance of 170 feet to a point; thence south 7° 35' west a distance of 480.53 feet to a point within the land herein conveyed; thence south 70° 49' west a distance of 143.97 feet to a point; thence south 33° 49' east a distance of 11.4 feet to a spike, the point of beginning of the property herein conveyed, the same being lot 13 on the aforementioned resurvey; thence south 33° 49' east 405 feet to the center of Otter Creek; thence with the meanderings of Otter Creek as follows: North 32° east 66 feet to a point;thence north 72° east 62 feet to a point; thence north 24° 30' east 183.5 feet to a point; thence leaving Otter Creek north 54° 32' west 351 feet; thence around a 406.1 foot radius curve 154.8 feet along the southeasterly margin of said 50 foot private road to the point of beginning, and containing 2.00 acres, more or less.

Being a part of the same property conveyed to James R.Anderson and wife, Mary Elise Anderson by Warranty Deed from Frank Englert, Jr., and wife, Margaret Pilkerton Englert dated November 12, 1964 of record in book 3833, page 814,

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 12,000.00

Subscribed and sworn to before me, this the 30th day of Dec. 1971

Affiant

My commission expires: May 17, 1975
(Affix Seal)

Notary Public

Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as _____
(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 Albert W. Schroeder and wife, Patricia J. Schroeder, their *heirs and assigns, forever.*

And we *do covenant with the said* Albert W. Schroeder and wife, Patricia J. Schroeder *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.*

And James R. Anderson and wife, Mary Elise Anderson *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Albert W. Schroeder and wife, Patricia J. Schroeder, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 30TH *day of* Dec., *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.*

James R. Anderson

Mary Elise Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Richard A. Jones, *a Notary Public in and for said County and State, the within named* James R. Anderson and wife, Mary Elise Anderson

*the bargainor*s*, 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* 30 *day of* Dec., *1971.*

Richard A. Jones, *Notary Public.*

Commission Expires May 17, 1975.

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 _____.

B 4322 7 TENNESSEE REAL ESTATE TRANSFER IDENTIF. 30 AM '72 REGISTER'S FEE DAVIDSON COUNTY, TENN.