WARRANTY DEED

BOOK 4577 PAGE 40

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Billy Anderson et ux (NAME)	Murphree Mortgage Company (NAME)	Map 161-6
5127 Ashley Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	Parcel 59
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37201 (CITY) (ZONE) (STATE)	6D-62940

FOR AND IN CONSIDERATION of the sum of Five Thousand Four Hundred and No/100 ($5,400.00) *Dollars,* cash in hand paid, the receipt of which is hereby acknowledged, and the assumption by the grantees of the unpaid balance of a note, secured by a Deed of Trust dated January 21, 1969 from Donald Y. Impey to J. Robert Cannon, Trustee recorded in Book 4305, Page 159, Register's Office for Davidson County, Tennessee, said note being payable to Murphree Mortgage Company -

we, WILLIAM H. KEITH and wife JANET KEITH

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

BILLY ANDERSON and wife SONJIA ANDERSON,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Huntingdon Park, Section 1, as of record in Book 4175, Page 10, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the westerly margin of Ashley Drive, common corner of Lots Nos. 110 and 111; thence with the line between said lots westwardly 133.0 feet to a concrete monument; thence North 3 deg. 05 min. East 128.4 feet to a concrete monument in the southerly margin of an unnamed road; thence with margin of same, eastwardly 100 feet to a concrete monument at the beginning of a curve to the right, having a radius of 25.0 feet; thence around said curve northeastwardly 39.3 feet to a concrete monument in the westerly margin of Ashley Drive; thence with the margin of same, southwardly 82.5 feet to the point of beginning.

Being the same property conveyed to William H. Keith and wife, Janet Keith by deed from Donald Y. Impey dated 10 February 1971, recorded in Book 4486, Page 248, and by deed from Donald Y. Impey and wife, Frances T. Impey dated 9 February 1972 recorded in Book 4577 Page 38 , in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28,600.00

Subscribed and sworn to before me, this the 11th day of February 1972

Affiant William H Keith

My Commission expires: October 7 1974 (Affix Seal)

Notary Public John H. Mullins

This is ( ) unimproved (X) improved property, known as 5127 Ashley 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

BILLY ANDERSON and wife SONJIA ANDERSON

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 for the Deed of Trust mentioned above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* BILLY ANDERSON and wife SONJIA ANDERSON, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 11th day of February, 1972 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William H. Keith

Janet Keith

This deed prepared by: Fred B. Shelton, Attorney,
2308 Selma Avenue
Nashville, Tennessee 37214
Fred B Shelton

BOOK 4577 PAGE 41

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, John A. Miller III, *a Notary Public in and for said County and State,* William H. Keith and wife Janet Keith

*the within named 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* 11th *day of* February, *19*72

John A. Miller III *Notary Public*
State of Tennessee at Large

Commission expires October 7, 1974

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 .....

FEB 16 72 CONV 28,600.00
FEB 16 72 S'TAX A* 74.36
FEB 16 72 PR'FEE A* .50
FEB 16 72 W'DEED A* 4.00 * 78.86

WARRANTY DEED

FROM
WILLIAM H. KEITH and wife
JANET KEITH

TO

BILLY ANDERSON and wife
SONJIA ANDERSON

B 48704

IDENTIF. REFERENCE

FEB 16 11 06 AM '72

FELIX A. ... 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