THIS INSTRUMENT WAS PREPARED BY: M. NORRIS JENKINS, ATTORNEY, 15th Floor, Third National Bank Bldg. Nashville, Tennessee 37219

Mail

WARRANTY DEED

BOOK 4774 PAGE 410

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve T. Anderson, et ux Clive Anderson, et ux (NAME:)	Same (NAME:)	105-10 222-223-1 224 Pt
1604 8th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and 00/100 ($10.00) *DOLLARS*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

DEC20 CONV 34,780.00
DEC20 S'TAX A* 90.48
DEC20 PR'FEE A* .50
DEC20 W'DEED A* 8.00 * 98.98

We, J. L. Pewitt & wife, Lucille Pewitt and E. C. Pewitt & wife, Mary S. Pewitt

have bargained and sold, and by these presents do transfer and convey unto the said Steve T. Anderson and wife, Janis T. Anderson and Clive Anderson, Jr. and wife, Mary J. Anderson *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 Nos. 10, 11, 12 and 13 on the Map of C. S. Caldwell's Second Roycroft Subdivision of record in Book 421, page 176, Register's Office for said County, and more particularly described according to an unrecorded survey by G. Barry Greer July 12, 1972, as follows:

Lot No. 10. Beginning at a point South 88°21' East 142.84 feet from a nail in the corner of a stone pillar at the northeast corner of the intersection of 8th Avenue South and BEnton Avenue; thence North 4°30' East 150.61 feet to a railroad spike at the intersection of an alley; thence along the alley south86°7' East 50 feet to an iron pin;thence south 4°32' West along a fence and tree row 148.68 feet to an iron pin; thence along the back of the sidewalk 50.0 feet to the point of the beginning.

Lot No. 11. Beginning at a nail in the corner of a stone pillar at the Northeast corner of BEnton Avenue and 8th Avenue South; thence South 88°21' East 142.84 feet to the corner of Lot No. 10; thence North 4°30' East 51.0 feet to an iron pin; thence North 87°50' West 151.28 feet to the point at the back of the sidewalk on the easterly side of 8th Avenue South; thence along the curve of the sidewalk 52.5 feet to the point of the beginning.

Lot No. 12. Beginning at the Northwest corner of Lot No. 11; thence South 87°50' East 141.28 feet to an iron pin; thence along the western margin of an alley North 4°30' East 50 feet to an

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $34,780.00

Affiant

Subscribed and sworn to before me, this the 14th day of December 1973

Notary Public

My commission expires: 5/7/74
(Affix Seal)

iron pin; thence North 86°27' West 143.75 feet to an iron pin; thence along the sidewalk South 1°29' West 53.45 feet to the point of beginning.

Lot No. 13. Beginning at the Northwest corner of Lot No. 12 south 86°27' East 143.75 feet to an iron pin; thence along the westerly margin of an alley North 4°30' East 60 feet to an iron pin; thence North 86°28' West 147.15 feet to the center of a stone pillar; thence along the sidewalk South 1°29' West 60 feet to the point of beginning.

Lot Nos. 10, 11 and 12 being conveyed to J. L. Pewitt and wife, Lucille Pewitt and E. C. Pewitt and wife, Mary S. Pewitt by deed from J. P. Wiseman of record in Book 2151, page 197, Register's Office for Davidson County, Tennessee and Lot No. 13 being conveyed to J. L. Pewitt and wife, Lucille Pewitt and E. C. Pewitt and wife, Mary S. Pewitt by deed from Clara Duggand and Helen Duggan of record in Book 3027, page 279, Register's Office for Davidson County, Tennessee.

Property sold subject to restrictions of record in Book 492, page 527, Register's Office for Davidson County, Tennessee.

unimproved ( )
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 Clive Anderson, Jr. & wife, Mary J. Anderson and Steve T. Anderson & wife, Janis T. Anderson, their *heirs and assigns, forever.*

And we *do covenant with the said* grantees *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,* except by the aforesaid restrictions of record in Book 492, page 527, Register's Office of Davidson County, Tennessee, taxes for the year 1973, all existing highway, roadway, street, sidewalk, sewer, water and utility easements and applicable building and zoning regulations.

And we, J. L. Pewitt & wife, Lucille Pewitt and E. C. Pewitt and wife, Mary S. Pewitt *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantees their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 14th *day of* December, *19* 73., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. L. Pewitt
J. L. Pewitt

Lucille Pewitt
Lucille Pewitt

E. C. Pewitt
E. C. Pewitt

Mary S. Pewitt
Mary S. Pewitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Margaret T. Matlock, a Notary Public in and for said County and State, the within named J. L. Pewitt & wife, Lucille Pewitt and E. C. Pewitt and wife, Mary S. Pewitt

the bargainors, 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 14th day of December, 1973

Margaret T. Matlock, Notary Public.

Commission Expires October 30, 1974

NOTARY PUBLIC • DAVIDSON COUNTY

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
J. L. Pewitt, et ux
E. C. Pewitt, et ux

TO
Clive Anderson, Jr. et ux
Steve T. Anderson, et ux

C 3 5 9 1 9

IDENTIF. REFERENCE

DEC 20 9 58 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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