ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
BOOK 4783 PAGE 442	First Federal	
(NAME)	(NAME) Union at Fourth	94-1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37219	239 pt
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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, receipt of which is hereby acknowledged; we,

JAN25 CONV 10,850.00
JAN25 S TAX A* 28.08
JAN25 PR FEE A* .50
JAN25 W DEED A* 4.00 * 32.58

MARTHA GRIMES, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said ROGER L. ANDERSON AND WIFE, KATHY L. ANDERSON

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of Mabelle Subdivision, as of record in Book 547, page 139, Register's Office for said County. Said Lot No. 2 fronts 50 feet on the easterly side of South 12th Street and runs back 136.4 feet on the northerly line and 135 feet on the southerly line, to an alley in the rear, measuring 49.7 feet thereon. Included in the above, but excluded therefrom is that part of the property conveyed to the Nashville Housing Authority, by deed of record in Book 3407, page 266, Register's Office, described as follows: Being part of the property deeded to T. D. Grimes, et ux, of record in Book 2041, page 14, Register's Office for Davidson County, and more particularly described as follows: BEGINNING at a point on the easterly margin of South 12th Street, said point being the northwest corner of the abovementioned property; thence with the easterly margin of South 12th Street in a southerly direction a distance of 50 feet more or less to the southerly line of the abovementioned property; thence with this southerly line in an easterly direction a distance of 5.1 feet more or less; thence with a line in a northerly direction, said line paralleling existing South 12th Street and being a distance of 5.0 feet from said Street, a distance of 50 feet more or less to the northerly line of said property; thence with said northerly line in a westerly direction a distance of 5.1 feet more or less to the point of beginning and containing 250 square feet more or less. Being part of the property conveyed to T. D. Grimes and wife, Martha Grimes, by deed from L. H. Hardaway and wife, as of record in Book 2041, page 14, said Register's Office, the said T. D. Grimes having since died.

This conveyance is subject to easements, restrictions, setback lines and taxes for 1973 applicable to said property.

unimproved ( )
This is improved (xx) property, known as 903 South 12th Street, Nashville, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, 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, unless otherwise herein set out. And we 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23rd day of January, 19 74.

Martha Grimes

MARTHA GRIMES

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sanford A. Cunningham, a Notary Public in and for said County and State, the within named MARTHA GRIMES, unmarried

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, Tn, this 23rd day of January, 1974.

My commission expires Oct. 5, 1975 Notary Public Sanford A. Cunningham

STATE OF TENNESSEE
COUNTY OF ____

Before me, ____, a Notary Public of the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted, and who, upon oath, acknowledged ____ to be ____ and ____ respectively of the ____, the within named bargainor, a corporation, and that ____ as such ____ and ____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said ____ as such ____ and attesting the same by the said ____ as such ____.

Witness my hand and seal, at office in ____, this ____ day of ____, 19____.

____ Notary Public

Commission expires ____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 10,000.00 R.A.
This is equal to or greater than the property would bring at a fair and voluntary sale.

Roger L Anderson

Sworn to and subscribed before me this 23rd day of January, 1974.

My commission expires Oct. 5, 1975 Notary Public Sanford A. Cunningham

This instrument was prepared by:

This instrument prepared by

Name		Address
	STEPHENSON, LACKEY & HOLMAN	First Federal Building, Nashville, Tennessee 37219

WARRANTY DEED

FROM

MARTHA GRIMES, unmarried

TO

ROGER L. ANDERSON AND WIFE, KATHY L. ANDERSON

C 39856

IDENTIF. REFERENCE

JAN 25 2 35 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title

Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290