FORM NO. WD-1

PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
338 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing In This Document Unsetisfactory When Received.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,000.00

Oscar M. Litton, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF June, 1971.

Notary Public

MY COMMISSION EXPIRES: 5-13-73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oscar M. Litton, Jr. (NAME)	Oscar M. Litton (NAME)	103-5
809 Russleo Drive (STREET ADDRESS OR ROUTE NUMBER)	Virginia Beach Va (STREET ADDRESS)	16
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	((CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Neal B. Anderson and wife, Ernestine Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Oscar M. Litton, Jr. and wife, Mary E. Litton

HEREINAFTER CALLED THE GRANTEES, 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. 281 on the Plan of Horton Heights, Section G, as of record in Book 2133, page 85, Register's Office for Davidson County, Tennessee.

SAID Lot No. 281 fronts 100 feet on the southeasterly margin of Russleo Drive and extends back 454.00 feet on the northeasterly line and 390.7 feet on the southwesterly line to a dead line in the rear, measuring 162.0 feet thereon.

being the same property conveyed to Neal B. Anderson and wife, Ernestine Anderson by deed from Myrtle I. Penland of record in Book 4486, page 842, Register's Office for Davidson County, Tennessee.

ASSUMPTION CLAUSE For and in consideration of Ten Dollars ($10.00) case in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated , and filed for record _____, 19____, in the office of the recorder of deeds of County, Tennessee, in Book , page , and note of even date thereby secured, in the originalprincipal amount of $ payable to which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligations ofunder the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or

This is improved (X) unimproved ( ) property, known as 809 Russleo Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

insurance of the indebtedness above mentioned.

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. Wherever 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 29 day of June, 1971

Neal B Anderson

Ernestine E. Anderson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Neal B. Anderson and wife, Ernestine Anderson

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 29 day of June 1974

Commission expires 5-23-77

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
NEAL B. ANDERSON AND WIFE,
ERNESTINE ANDERSON

TO
OSCAR M. LITTON, JR. AND
WIFE, MARY E. LITTON

G 61639

IDENTIF. REFERENCE

JUL 3 10 52 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL-3	CONV	32,000.00			
JUL-3 S'TAX			A*	83.20	
JUL-3 PR'FEE			A*	.50	
JUL-3	W'DEED		A*	4.00	* 87.70