WARRANTY DEED

BOOK 4863 PAGE 819

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Howard W. Anderson, Etal	IDS Mortgage Corp.	Map 120-2
(NAME)	(NAME)	
P. O. Box 1483	IDS Tower Box 534	Par 106
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37202	Minneapolis, Minn. 55440	2DA-58120
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

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Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 3021 page 409, Register's Office for Davidson County, Tennessee.

We, Clyde Lee Hicks and wife, Judy H. Hicks

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

Howard W. Anderson and George Anton

their XXXXX *heirs and assigns,*

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

Being Lot No. 38 on the Map of Stardust Acres, as of record in Book 1424, page 92, Register's Office for said County.

Said Lot No. 38 fronts 60 feet on the south side of Venus Drive, and runs back between parallel lines, 170 feet to a dead line.

Being the same property conveyed to Clyde Lee Hicks and wife, Judy H. Hicks by deed from John R. Creager and wife, Billie Sue Creager of record in Book 4530, page 386, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Subscribed and sworn to before me, this the 22nd day of October 19 74

Affiant

My commission expires: 2-8-78 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1323 Venus Dr. (House Number) (Street) Nashville, Tenn. 37217 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

Howard W. Anderson and George Anton

their (XXXXX) (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 as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Howard W. Anderson and George Anton, their

XXXXXX *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 23rd *day of* October, 19 74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clyde Lee Hicks

Judy H. Hicks

This Instrument Was Prepared By

Phillip Saindon (gg)

Of The Law Firm Pedigo & Saindon

Stahlman Building; Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Clyde Lee Hicks and wife, Judy H. Hicks, *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* 23rd *day of* October, *19* 74.

Jean B. Smith
Notary Public

Commission expires 2-8-78

JEAN B. SMITH NOTARY PUBLIC DAVIDSON COUNTY TENN.

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 .....

OCT29'74	CONV	15,000.00			
OCT29'74	S'TAX		A*	39.00	
OCT29'74	PR'FEE		A*	.50	
OCT29'74	W'DEED		A*	4.00	* 43.50

WARRANTY DEED

FROM

CLYDE LEE HICKS, ET UX

TO

HOWARD W. ANDERSON, ET AL

AKES AND SMITH
EALTY CO., INC.

C 7 6 1 8 7

IDENTIF. REFERENCE

OCT 29 9 09 AM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON