BOOK 4890 PAGE 266

This Instrument Was Prepared By
Dewey W. Peden (57)
Of The Law Firm of Stahlman Eastman & Stahlman, Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James B. McKee et al	SAME	21W-2770
(NAME) 3312 West End Ave.	(NAME)	104-6-15
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)----------
Dollars,

Cash in hand paid by James B. McKee, Charles W. Geny and G. E. Thornton, a Joint Venture, and other good and valuable considerations accepted as cash, the receipt of which is hereby acknowledged,

I, Marion Dortch Anderson

have this day bargained and sold, and do hereby transfer and convey unto the said James B. McKee, Charles W. Geny and G. E. Thornton, a Joint Venture

their *(successors), heirs and assigns,*

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

Being part of Lot No. 8 on the Plan of the Original Map of West End Park, as of record in Book 161, page 47, Register's Office for said County, also shown on the revised map of West End Park, as of record in Book 421, pages 82 and 83, said Register's Office, described as follows:

Beginning on the southeasterly margin of Fairmont Drive, at the southwest corner of the property conveyed to Lela Dortch Dixon, by deed from J. A. Cayce and wife, of record in Book 626, page 438, said Register's Office; 270 feet, more or less, to the northwesterly line of Lot No. 2 on said plan; thence with said line north 36 degrees 45' East 15 feet to the southeast corner of said Dixon property; thence with the southwesterly line of said Dixon property, northwestwardly 262.6 feet, more or less to the beginning.

Being the same property devised to Marion Dortch Anderson by will of William Clarence Dixon, of record in Will Book 111, page 483, County Court of Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me, this the 14th day of February 19 75

Affiant

My commission expires: 4/25/76 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 3311 Fairmont Drive (House Number) (Street) Nashville, Tennessee 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 James B. McKee, Charles W. Geny and G. E. Thornton, a Joint Venture,

their *(successors),*

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* James B. McKee, Charles W. Geny and G. E. Thornton, a Joint Venture, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 7 *day of* February, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Marion Dortch Anderson

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KENTUCKY

STATE OF ~~TENNESSEE~~ }
COUNTY OF ~~DAVIDSON~~ JEFFERSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marion Dortch Anderson

the within named 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 Louisville-Jefferson County, Kentucky this 7th day of February, 19 75.

Thelma S. Sheetz, Notary Public

My Commission Expires Nov. 9, 1978
Commission expires

NOTARIAL SEAL PUBLIC AT LARGE KY. STATE

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 .....

PLEASE RETURN TO
225477

WARRANTY DEED

FROM
Marion Dortch Anderson

TO
James B. McKee et al

FEB 18 75	CONV	30,000.00				
FEB 18 75	S'TAX		A*	78.00		
FEB 18 75	PR'FEE		A*	.50		
FEB 18 75	W'DEED		A*	4.00	*	82.50

C 87973

IDENTIF. REFERENCE

FEB 18 3 34 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631

NASHVILLE, TENNESSEE 37238