This instrument prepared by:
Seymour Samuels,Jr.,Attorney at Law
501 Union Street - P.O. Box 2707
Nashville,Tennessee 37219

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willie Austin Davis & Frances Wood Davis (NAME)	First Federal Savings & Loan (NAME)	Map 145 - 10
1234 Otter Creek Road (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth Avenue North (STREET ADDRESS)	Parcel 52
Nashville,Tennessee 37215 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of Eighty Five Thousand and No/100 (85,000.00) ---------- *DOLLARS*

cash in hand paid by Willie Austin Davis and Frances Wood Davis, receipt of which is hereby acknowledged, the said

has

Homer B. Anderson ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* Willie Austin Davis and Frances Wood Davis, 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 Tract 5-b according to a survey by Paul A. Fruzzetti dated March 20, 1969, and being of record in Book 4060, page 165, Register's Office for said County, as corrected by a surveyor's deed of correction of record in Book 4332, page 581,Register's Office for said County.

Beginning at a point in the centerline of Otter Creek Road, being 1103 feet, more or less west of the centerline of Granny White Pike and being the southeast corner of the tract herein described; thence north 11° 30' east 260 feet to an iron pin; thence north 85° 15' west 98.20 feet to a point; thence north 54° 31' west 77.71 feet to a point; thence north 85° 15' west 30.08 feet to an iron pin; thence south 11° 30' west 304.22 feet to a point in the centerline of Otter Creek Road; thence along said centerline south 85° 15' east 200 feet to the point of beginning.

Being part of the property conveyed to Homer B. Anderson and wife, Edna B. Anderson by deed from Charles F. Federspiel and wife, of record in Book 3768, page 549, and Edna B. Anderson conveyed her interest in premises to Homer B. Anderson by deed of record in Book 4332, page 80, as corrected in Book 4352, page 952, said Register's Office.

And Homer B. Anderson does transfer and convey to Willie Austin Davis and wife Frances Wood Davis that easement of ingress and egress to and from the foregoing property over a 50 ft.strip

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 85,000.00

Subscribed and sworn to before me, this the 12th day of September 19 75

Affiant

My commission expires: May 23 1977 (Affix Seal)

Notary Public

ANN J. JOHNSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

of land designated as tract 5-a on the plat surveyed by Paul Fruzzetti recorded in Book 4060, page 165 Register's Office of Davidson County, Tennessee, as corrected by Surveyor's Deed recorded in Book 4332, page 581, of said Register's Office to which reference is made, which easement is more particularly described as follows:

Beginning at a point in the centerline of Otter Creek Road, the same being 1103 feet (plus or minus) westerly of the Granny White Pike centerline; thence N 11°, 30' E, 260 feet to an iron pin in the northeasterly corner of said Tract 5-b; thence S 85°, 15' E, 50 feet in the easterly boundary line of said Tract 5 a; thence S 11° 30' W with the easterly boundary line of said Tract 5 a, 260 feet to a point in the centerline of Otter Creek Road; thence N 85° 15' W, 50 feet to the point of beginning; being a part of the land conveyed by installment deed to Letha B. Rowley by Homer B. Anderson and wife, Edna B. Anderson dated the 7th day of September, 1971 and recorded in Book 4540, page 626, Register's Office of Davidson County, Tennessee and being the same easement granted to Homer B. Anderson by Letha B. Rowley by deed recorded in Book 4540, page 632, Register's Office of Davidson County, Tennessee to which reference is made for full particulars concerning said easement.

This is ~~improved~~ unimproved (X) property, known as 1234 Otter Creek Road, Nashville, Tennessee
(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 Willie Austin Davis and Frances Wood Davis, their *heirs and assigns, forever.*

And I *do covenant with the said* Willie Austin Davis and Frances Wood Davis *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for an easement for right-of-way of part of a private drive way lying within the boundaries of the said property as shown on the plat recorded in Book 4060, page 165 of the Register's Office of Davidson County, Tennessee as corrected by a surveyor's deed of record in Book 4332, page 581 of said Register's Office; and 1975 land taxes assessed by the grantee.

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Willie Austin Davis and Frances Wood Davis/ their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 8th *day of* September, *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.*

X Homer B. Anderson
Homer B. Anderson

X Nancy J. Anderson
Nancy J. Anderson

Nancy J. Anderson, the wife of Homer B. Anderson, joins in this deed only for the purpose of conveying and waiving any homestead, dower or other marital rights which she may have in the property described herein.

FLORIDA
STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~
SARASOTA

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Personally appeared before me, ELIZABETH A. REXRODE, *a Notary Public in and for said County and State, the within named* Homer B. Anderson and his wife, Nancy J. Anderson

the 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 Sarastoa, ~~TENNESSEE~~ Florida, *this* [illegible] *day of* September, *19* 75.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE ELISABETH A. REXROD

Elisabeth A. Rexrode, *Notary Public*

Notary Public, State of Florida at Large
Commission Expires My Commission Expires Sept. 5, 1977
Bonded by American Fire & Casualty Co.

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 .....

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Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

D I 5 9 5 7

IDENTIFICATION REFERENCE

SEP 17 2 42 PM '75

FEE $ 85,000.00
DAVIDSON COUNTY, TENN.

A* 221.00 CONV
A* .50 SEP 17 75 STAX
A* 8.00 SEP 17 75 PRFEE
* 229.50 SEP 17 75 MGEED

WARRANTY DEED

FROM

HOMER B. ANDERSON

TO

WILLIE AUSTIN DAVIS AND

FRANCES WOOD DAVIS