THIS INSTRUMENT WAS PREPARED BY M. NORRIS JENKINS, ATTORNEY;
4015 TRAVIS DRIVE, NASHVILLE, TENNESSEE 37211

WARRANTY DEED

BOOK 4991 PAGE 120

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clive Anderson, Jr., et ux	Same	105-10
(NAME:)	(NAME:)	222-223
1305 8th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	224
Nashville, TN 37203 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	250

For and in Consideration of the sum of TEN AND 00/100 ($10.00)

DOLLARS

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

JAN23'76	CONV	*4,132.82			
JAN23'76	S'TAX		B*	10.66	
JAN23'76	PR'FEE		B*	.50	
JAN23'76	W'DEED		B*	6.00	* 17.16

We, Steve T. Anderson and wife, Janis T. Anderson

have bargained and sold, and by these presents do transfer and convey unto the said Clive Anderson, Jr. and wife, Mary J. Anderson, their heirs and assigns, our one-half (1/2) undivided interest in and to ~~their 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 Nos. 10, 11, 12 and 13 on the Map of C.S. Caldwell's Second Roycroft Subdivision of record in Book 421, page 176, Register's Office for said County, and more particularly described according to an unrecorded survey by G. Barry Greer July 12, 1972, as follows:

Lot No. 10. Beginning at a point South 88°21' East 142.84 feet from a nail in the corner of a stone pillar at the northeast corner of the intersection of 8th Avenue South and Benton Avenue; thence North 4°30' East 150.61 feet to a railroad spike at the intersection of an alley; thence along the alley south 86° 7' East 50 feet to an iron pin; thence South 4°32' West along a fence and tree row 148.68 feet to an iron pin; thence along the back of the sidewalk 50.0 feet to the point of the beginning.

Lot No. 11. Beginning at a nail in the corner of a stone pillar at the Northeast corner of Benton Avenue and 8th Avenue South; thence South 88°21' East 142.84 feet to the corner of Lot No. 10; thence North 4°30' East 51.0 feet to an iron pin; thence North 87°50' West 151.28 feet to the point at the back of the sidewalk on the easterly side of 8th Avenue South; thence along the curve of the sidewalk 52.5 feet to the point of the beginning.

Lot No. 12. Beginning at the Northwest corner of Lot NO. 11; thence South 87°50' East 141.28 feet to an iron pin; thence along the western margin of an alley North 4°30' East 50 feet to an iron pin;

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 4,132.82

Subscribed and sworn to before me, this the 19th day of January, 19 76

Affiant

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

Notary Public

thence North 86°27' West 143.75 feet to an iron pin; thence along the sidewalk South 1°29' West 53.45 feet to the point of beginning.

Lot No. 13. Beginning at the Northwest corner of Lot No. 12 south 86°27' East 143.75 feet to an iron pin; thence along the westerly margin of an alley North 4°30' East 60 feet to an iron pin; thence North 86°28' West 147.15 feet to the center of a stone pillar; thence along the sidewalk South 1°29' West 60 feet to the point of beginning.

Being the same property conveyed to Steve T. Anderson and wife, Janis T. Anderson and Clive Anderson, Jr. and wife, Mary J. Anderson by deed from J.L. Pewitt and wife, Lucille Pewitt and E. C. Pewitt and wife, Mary S. Pewitt of record in Book 4774, page 410, Register's Office for Davidson County,Tennessee.

Property sold subject to restrictions of record in Book 492, page 527, Register's Office for Davidson County,TN.

unimproved ( )
This is improved ( ) property, known as ..... (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 Clive Anderson, Jr. and wife, Mary J. Anderson their *heirs and assigns, forever.*

And we *do covenant with the said* Clive Anderson, Jr. & wife, Mary J. Anderson *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,* except by the aforesaid restrictions of record in Book 492, page 527, Register's Office for Davidson County,Tennessee, all existing highway, roadway, street, sidewalk, sewer, water and utility easements and applicable building and zoning regulations.

And we, Steve T. Anderson and wife, Janis T. Anderson *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Clive Anderson, Jr. & wife, Mary J. Anderson, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 19th *day of* January, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Steve T. Anderson
Steve T. Anderson

Janis T. Anderson
Janis T. Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4991 PAGE 122

Personally appeared before me, NORRIS JENKINS, a Notary Public in and for said County and State, the within named Steve T. Anderson and Janis T. 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 12th day of January, 1976.

NORRIS JENKINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Norris Jenkins, Notary Public.

Commission Expires 11-10-79

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 .....

FILED FOR RECORD
JAN 23 2 16 PM 76
FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

D 33326