BOOK 4996 PAGE 612

THIS INSTRUMENT PREPARED BY
ROBERT L. DOZIER, ATTORNEY
11TH FLOOR, HAMILTON BANK BLDG.
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Albert W. Hanaway, et ux (NAME)	John W. Murphree Co. (NAME)	Map. No. 173-1
429 Carl Miller Drive (STREET ADDRESS OR ROUTE NUMBER)	1283 Murfreesboro Road (STREET ADDRESS)	Par. No. 56
Antioch, Tenn. 37013 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37217 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars - *Dollars,*

Cash in hand paid and other good and valid consideration, the receipt of which is hereby acknowledged including the assumption by Albert W. Hanaway and wife, Betty J. Hanaway, of the remaining balance on a note executed by James I. Anderson and wife, to John W. Murphree Co., in the original amount of $36,400.00, plus interest and payable as set out therein, and secured by a deed of trust of Record in Book 4881, page 84, Register's Office for Davidson County, Tenn., which is also assumed by Albert W. Hanaway and wife, and said Deed of Trust and note having been assigned by instrument in Book 4881, page 592, Register's Office for Davidson County

We, James I. Anderson and Carolene G. Anderson

have this day bargained and sold, and do hereby transfer and convey unto the said Albert W. Hanaway and wife, Betty J. Hanaway, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being lot No. 362 on the Plan of Monte Carlo Estates, Section 1, as of record in book 4675, page 68, Register's Office for said County.

Said lot No. 362 fronts 100 feet on the easterly margin of Carl Miller Drive and extends back 173.0 feet on the northerly line and 150.73 feet on the southerly line to a dead line in the rear and measures 72.36 feet thereon.

Being the same property conveyed to James I. Anderson and wife, Carolene G. Anderson, by deed from Brent Valley Builders, Inc., of record in book 4881, page 82, Register's Office for said County. The said James I. Anderson and Carolene G. Anderson, having been divorced by decree of the Fifth Circuit Court of Davidson County, Tennessee, Rule No. 80124.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 41,250.00
Subscribed and sworn to before me, this the 11th day of February, 19 76
My commission expires: 10-25-76
(Affix Seal)
[signature] Affiant
[signature] Notary Public

This is unimproved / improved (X) property, known as 429 Carl Miller Drive, Antioch, Tennessee
(House Number) (Street) 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 Albert W. Hanaway and wife, Betty J. Hanaway, their *(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 by said Deed of Trust.

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Albert W. Hanaway and wife, Betty J. Hanaway, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 7th & 11th *day of* February, 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.*

[signature]
James I. Anderson

X [signature]
Carolene G. Anderson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robert L. Bozeman, a Notary Public in and for said County and State, James I. Anderson

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of Feb, 1976.

Robert L. Bozeman, Notary Public

Commission expires 10-25-76

STATE OF West Virginia }
COUNTY OF Cabell }

Personally appeared before me, J. W. Chaput, a Notary Public in and for said County and State, the within named Carolene G. Anderson

the 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 Huntington, West Virginia, this 7th day of February, 1976.

J. W. Chaput, Notary Public.

Commission Expires Aug. 29, 1978

FEB 13 76	CONV	41,250.00			
FEB 13 76 S'TAX			B*	107.12	
FEB 13 76 PR'FEE			B*	.50	
FEB 13 76	W'DEED		B*	4.00	* 111.62

WARRANTY DEED

FROM
James I. Anderson
TO
Albert W. Hanaway

D 35965

IDENTIF. REFERENCE

FEB 13 9 01 AM '76

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238