This Form furnished by Attorneys Title Company, Inc.

BOOK 4999 PAGE 780

Form No. WD-2

FROM
Robert J. Niebel and wife

Shirley Joyce Niebel

TO
David W. Anderson and wife,
Peggie J. Anderson

For draftsman's use

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

Mail TO

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr.and Mrs.David W.Anderson (NAME)	Mr. and Mrs. David W. Anderson (NAME)	Map 41-4
4083 Marydale Drive (STREET ADDRESS OR ROUTE NUMBER)	4083 Marydale Drive (STREET ADDRESS)	Parcel 43
Nashville,Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Nashville,Tennessee 37207 (CITY) (STATE) (ZIP)	

D 37446

IDENTIF. REFERENCE

FEB 25 1 48 PM '76

FELIX A. REGISTER
DAVIDSON COUNTY, TENN.

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 38,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 19 76

Notary Public

MY COMMISSION EXPIRES: My Commission Expires May 23, 1977

(AFFIX SEAL)

For and in Consideration of the sum of Thirty Eight Thousand and No/100 (38,000) DOLLARS of which $19,754.99 has been paid in cash, receipt of which is hereby acknowledged and for the balance the grantees, David W. Anderson and his wife, Peggie J. Anderson, have assumed and agree to pay the balance of $18,245.02 due on a note payable to the order of First Federal Savings and Loan Association secured by a deed of trust recorded in Book 4003, page 972 of the Register's Office of Davidson County,Tennessee, we, Robert J. Niebel and wife, Shirley Joyce Niebel

have bargained and sold, and by these presents do transfer and convey unto the said David W. Anderson and his wife, Peggie J. Anderson

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 Lot No. 65 on the Plan of Dalemere Subdivision,Section 4, as of record in Book 3300, page 45, Register's Office for said County. Said Lot No. 65 fronts 154 feet on the easterly side of Marydale Drive, and extends back 200 feet on the northerly line and 317.24 feet on the southerly line, to a dead line in the rear on which it measures 193.52 feet.

Being the same property conveyed to Robert J. Niebel and wife, Shirley Joyce Niebel, by deed from Leo Jack Varney and wife, Irene J. Varney as of record in Book 4003, page 969, Register's Office for Davidson County,Tennessee.

The said property is subject to the lien of a trust deed recorded in Book 4003, page 972 of the Register's Office of Davidson County,Tennessee.

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MD-2

~~Unimproved~~ This is improved (x) property, known as 4083 Marydale Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David W. Anderson and his wife, Peggie J. Anderson, their heirs and assigns, forever.

And we do covenant with the said David W. Anderson and his wife, Peggie 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 for the lien of a deed of trust heretofore described herein and the lien of 1976 land taxes the payment of which is assumed by the grantees.

And Robert J. Niebel and wife, Shirley Joyce Niebel do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said David W. Anderson and his wife Peggie Joyce Anderson/thier heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 24th day of February, 19 76

Robert J. Niebel

Shirley Joyce Niebel

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ann J. Johansson, a Notary Public in and for said County and State, the within named Robert J. Niebel and wife, Shirley Joyce Niebel

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 Tennessee, this 24th day of February, 19 76.

Ann J. Johansson, Notary Public

My Commission Expires May 23, 1977

Commission expires 2.25.76

Co. 38.000.00
27 98.80
P. Fee .50
Lis. D. 4.00 103.30

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 .....