BOOK 5049 PAGE 224

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,227.08

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July, 1976.

Notary Public

MY COMMISSION EXPIRES: May 1, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William B. Bruce,atty., 2108 Parkway Towers, Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven M. Anderson, et	ux First & Mid-South Mortgage Co.	
(NAME)	(NAME)	
311 Cloverwood Drive	P. O. Box 2568	96 11-80
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37214	Nashville, Tennessee 37219	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Roger J. Engelhardt and wife, Cheryl Engelhardt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven M. Anderson and wife, Carol A. Anderson

HEREINAFTER CALLED THE GRANTEES, 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. 616 on the Plan of Cloverhill, Section 8, of record in Book 2331, Pages 10 and 11, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the south margin of Cloverwood Drive at the corner of Lots 615 and 616, thence with the line between said lots, southerly 133 feet to a corner of Lot 617; thence with the line between lots 616 and 617, westerly 133.4 feet to the east margin of Templewood Drive; thence with the margin of the same, northerly 98.77 feet to the beginning of a curve; thence around said curve, northeasterly 31.42 feet to the south margin of Cloverwood Drive; thence with the margin of the same easterly 108.28 feet to the point of beginning.

BEING the same property conveyed to Roger J. Engelhardt and wife, Cheryl Engelhardt by deed from Robert M. Whitley and wife, Patricia C. Whitley, of record in Book 5017, page 655, said Register's Office.

This is unimproved ( ) improved (X) property, known as 3119 Cloverwood Drive, Nashville, Tennessee 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 23rd day of July, 1976

Roger J. Engelhardt

Cheryl Engelhardt

STATE OF TENNESSEE
Davidson County

Personally appeared before me, William Bruce, a Notary Public in and for said County and State, the within named Roger J. Engelhardt and wife, Cheryl Engelhardt

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 Nashville, Tennessee, this 23rd day of July 19 76

Commission expires May 1, 1979

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19:__

My commission expires _____

Notary Public

WARRANTY DEED

FROM

ROGER J. ENGELHARDT and wife,

CHERYL ENGELHARDT

TO

STEVEN M. ANDERSON and wife,

CARL A. ANDERSON

D 59966

IDENTIF. REFERENCE

JUL 26 8 50 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

JUL26%	CONV	24,227.08		
JUL26%S'TAX			B*	62.92
JUL26%PR'FEE			B*	.50
JUL26%	W'DEED		B*	4.00
			*	67.42