BOOK 5065 PAGE 535

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Howard Anderson, Etal	First & Mid-South Mtg. Co,	Map 120-1
(NAME) P. O. Box 17421	(NAME) P. O. Box 2568	Par. 61
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37217	(STREET ADDRESS) Nashville, Tenn. 37219	02 DA-5603c
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars, and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 2563, page 393, Register's Office for Davidson County, Tennessee.

We, James Ross Calvin and wife, Elizabeth Ann Calvin

have this day bargained and sold, and do hereby transfer and convey unto the said

Howard Anderson and George Anton

their ~~XXXXXX~~ors), *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Map of the First Addition to Miro Meadows, of record in Book 1424, page 106, Register's Office for said County.

Said Lot No. 25 fronts 70 feet on the southerly side of Catina Drive and runs back 217.8 feet on the easterly line and 237.3 feet on the westerly line to a dead line in the rear measuring 72.7 feet.

Being the same property conveyed to James Ross Calvin and wife, Camille C. Calvin by deed from Henry Earl Calvin, Jr. and wife, Anne Greene Calvin of record in Book 2592, page 225, Register's Office for said County. The said James Ross Calvin and Camille C. Calvin having been divorced and by quitclaim deed Camille C. Calvin conveys to James Ross Calvin all her interest in said property as of record in Book 4904, page 814, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 11,500.00

Subscribed and sworn to before me, this the 3rd day of Sept 19 76

Affiant Howard Anderson

My commission expires: Dec. 3, '78

Notary Public Mary E. Kilpatrick

(Affix Seal)

NOTARY PUBLIC DAVIDSON COUNTY TN

This is improved (X) unimproved ( ) property, known as 1221 Catina Dr (House Number) (Street) Nashville, Tenn. 37217 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

Howard Anderson and George Anton,

their ~~XXXXXX~~

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 as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Howard Anderson and George Anton, their

~~XXXXXX~~), *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 3rd day of September, 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.*

James Ross Calvin

Elizabeth Ann Calvin

This Instrument Was Prepared By

Phillip Davidson (ad)

Of The Law Firm Pedigo & Davidson

Commerce Union Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary L. Kilpatrick, a Notary Public in and for said County and State, James Ross Calvin and wife, Elizabeth Ann Calvin

the within named 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 3rd day of September, 1976.

Mary L. Kilpatrick
Notary Public

MARY KILPATRICK NOTARY PUBLIC DAVIDSON COUNTY

Commission expires Dec. 3, 1978

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.....

SEP-7 76 CONV 11,500.00
SEP-7 76 S'TAX B* 29.90
SEP-7 76 PR'FEE B* .50
SEP-7 76 W'DEED B* 4.00 * 34.40

WARRANTY DEED

FROM

JAMES ROSS CALVIN, ET UX

TO

HOWARD ANDERSON, ET AL

OAKES AND SMITH REALTY CO., INC.

D 66518

TENN. REFERENCE

SEP 7 8 52 AM '76

REGISTER
DAVIDSON CO., TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON