560257-1

BOOK 5066 PAGE 973

FORM NO. WD-1

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF September, 1976

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RUSSELL L. JEFFERS (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	41-3
1336 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	33
Madison, Tn. 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Roy Anderson and wife, Frances Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell L. Jeffers and wife, Elizabeth A. Jeffers

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 the 11th Metropolitan Councilmanic District, (formerly 10th Civil District) of Nashville, Davidson County, Tennessee. Being Lot No. 141, Dalemere Subdivision, Section 6, as recorded in Book 3700, page 22, Register's Office for said County, and being more particularly described as follows:

Beginning at a concrete monument in the northerly margin of Old Hickory Boulevard which monument lies approximately 606 feet easterly from the intersection of said Boulevard which Delemere Drive; thence with said northerly margin of said Boulevard westerly 214 feet to an iron pin; thence North 21° 50' East 226.57 feet to an iron pin at a corner of Lot No. 142, and in the line of Lot No. 140; thence with the line of Lot No. 140, South 48° 33' East 187.32 feet to a concrete monument; thence South 36°09' East 42.45 feet to a concrete monument; thence South 21° 15' West 141.16 feet to the point of beginning.

Being the sme property conveyed to Roy Anderson and wife, Frances Anderson by deed from Freddie Thomas Wallace and wife, Barbara Gail Wallace, of record in Book 4725, page 87, Register's Office for said County.

It is agreed and understood that:
Roy Anderson and Roy C. Anderson are one and the same.

It is agreed and understood that Russ Jeffers and Russell L. Jeffers are one and the same person.

This is unimproved ( ) improved (X) property, known as 1336 Old Hickory Blvd. (House Number) (Street) Madison, (P. O. Address) (City or Town) Tn. 37115 (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 7th day of September, 19 76

Roy C Anderson

Frances Anderson

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy Anderson and wife, Frances Anderson

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 7th day of September 19 76

Commission expires 8-2-80

Judy L. [illegible]
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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) (themselves) (himself) acknowledged 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

560257-1

WARRANTY DEED

FROM
Roy Anderson and wife,

TO
Frances Anderson

Russell Jeffers and wife,

Elizabeth A. Jeffers

D 67211

IDENTIF REFERENCE

SEP 9 3 04 PM '76

FEE REGISTER
DAVIDSON COUNTY, TENN.

SEP-9[illegible]	CONV	53,000.00			
SEP-9 76	S'TAX		B*	137.80	
SEP-9 76	PR'FEE		B*	.50	
SEP-9 76	W'DEED		B*	4.00	* 142.30

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

[illegible]