# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Stephen D. Anderson, et ux | Commerce Union Bank | 102-8 |
| (NAME) | (NAME) | |
| | 2114 Parkway Towers | 30 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| (CITY) (STATE) (P. O. ZIP) | Nashville, Tenn. 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, C. Martin Stoltzfus and wife, Charlotte M. Stoltzfus

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen Daniel Anderson and wife, Carolyn V. 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:

Being Lot No. 22 on the Plan of Horton Heights, Section 4, as of record in Book 1835, page 129, Register's Office for said County, described as follows:

Beginning on the northeasterly margin of Russleo Drive at the corner of Lot Nos. 21 and 22; thence with the line between said two lots, northeastwardly 165.6 feet; thence South 49 deg. 47' east 155 feet to the northwesterly margin of Fleetwood Drive; thence with the same, South 40 deg. 13' West 135 feet to the beginning of a curve; thence around said curve having a radius of 25 feet southwestwardly 39.3 feet to the northeasterly margin of Russleo Drive; thence with same, northeastwardly 116.6 feet to the beginning.

Being the same property conveyed to C. Martin Stoltzfus and wife, Charlotte M. Stoltzfus, by deed from Glen D. Beakley and wife, Einifred E. Beakley, of record in Book 4704, page 364, Register's Office for Davidson County, Tennessee.

| | | | | | |
|---|---|---|---|---|---|
| OCT 13 | CONV | 40,000.00 | | | |
| OCT 13 | S TAX | | B* | 104.00 | |
| OCT 13 | PR FEE | | B* | .50 | |
| OCT 13 | W DEED | | B* | 4.00 | * 108.50 |

unimproved ( )
This is improved (X) property, known as 820 Russleo Drive, Nashville, Tennessee 37209
(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 successors, assigns 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 8th day of October, 19 76

C. Martin Stoltzfus — Charlotte M. Stoltzfus

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

BOOK 5077 PAGE 583

Personally appeared before me, Sue B. Harding, a Notary Public in and for said County and State, the within named C. Martin Stoltzfus and wife, Charlotte M. Stoltzfus 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 12th day of October, 1976

Commission Expires: 7/13/80

Sue B. Harding
Notary Public

STATE OF _____ )
COUNTY OF _____ )

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 (his oath, their several oaths) acknowledged (himself, themselves) 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 purpose 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 ___ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM

C. MARTIN STOLTZFUS and wife,

TO

CHARLOTTE M. STOLTZFUS and

STEPHEN DANIEL ANDERSON and

wife, CAROLYN V. ANDERSON

D72164

IDENTIF. REFERENCE

OCT 13 10 37 AM '76

FEE REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

File Box 6

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this conveyance is $ 40,000.00

Stephen Daniel Anderson
Affiant

Subscribed and sworn to before me this 12th day of October, 1976

My Commission Expires: 7/13/80

Sue B. Harding
Notary Public