FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF October 1976.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
G. Battle Claiborne, 2313 Hillsboro Road, Nashville, Tenn. 37212
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Branch et ux	Home Federal Savings & Loan	Map 103-12
(NAME) 303 Lauderdale Road	(NAME) 230 4th Avenue, North	Parcel 94
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37205	(STREET ADDRESS) 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, James R. Anderson and wife, Mary Elise Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert A. Branch and wife, Joan M. Branch

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. 2 and the easterly 2 feet of Lot No. 1 of Block "G" on the Map of Cherokee Park, as of record in Book 547, pages 169 and 170, Register's Office for said County.

Said Lot No. 2 and part of Lot No. 1 front together 62 feet on the northerly side of Lauderdale Road, and runs back 114.50 feet on the easterly line and 112.42 feet on the westerly line to a dead line and measures 74 feet thereon.

Being the same property conveyed to James B. Anderson and wife, Mary Elise Anderson by deed from Julia B. Wharton (Widow) of record in Book 4726, page 764, said Register's Office.

OCT 14 CONV 51,000.00
OCT 14 S'TAX B* 132.60
OCT 14 PR'FEE B* .50
OCT 14 W'DEED B* 4.00 * 137.10

This is unimproved ( ) improved (X) property, known as 303 Lauderdale Road, Nashville, Tennessee 37205
(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 hand this day of , 19

James R. Anderson

Mary Elise Anderson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Anderson and wife Mary Elise 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, Davidson County, Tennessee, this 12 day of October 1976

Commission expires 7-9-80

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 (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 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

James R. Anderson and wife,

Mary Elise Anderson

TO

Robert A. Brnach and wife,

Joan M. Branch

This instrument prepared by:
G. Battle Claiborne
Attorney at Law
2313 Hillsboro Road
Nashville, Tennessee 37212
383-7516

D 72345

IDENTIF. REFERENCE

Oct 14 10 03 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.