BOOK 5115 PAGE 502

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
H. S. Anderson Jr.	H. S. Anderson Jr.	Map 103-3
(NAME) 4904 Colorado Ave.	(NAME) 4904 Colorado Ave	par 259
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS) Nashville, Tenn. 37209	M.P.
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Forty Two Thousand Three Hundred ($42,300.00) and no/100 - - - - - *Dollars,*

cash in hand paid by H. S. Anderson Jr. and wife Patricia H. Anderson, the receipt of which is hereby acknowledged.

We, Henry C. Hill Jr. and wife Margaret F. Hill

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

H. S. Anderson Jr. and wife Patricia H. Anderson

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being lot No. 10 and the east 30 feet of lot No. 11 on the Plan of Sylvan Park, not of record, which lots are in Block No. 21.
Said lot and part of said lot adjoin and front together 80 feet on the northerly side of Colorado Ave. formerly 9th. Avenue and run back between parallel lines parallel to and 160 feet west of the westerly margin of 49th. Ave. No. 160 feet to an alley.

Being the same property conveyed to Henry C. Hill Jr. and wife Margaret F. Hill by deed from C. J. Tidwell and wife of record in book 2138, page 144, Register's Office for said County.

This conveyance is made subject to restrictive covenants of record in book 2138, page 144, said Register's Office.

Taxes for the year 1977 are prorated and assumed by grantees.

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 42,300.00

Subscribed and sworn to before me, this the 15TH day of February 19 77

My commission expires: 2-7-79 (Affix Seal)

Affiant

Notary Public

DUNCAN NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE AT LARGE STATE OF TENNESSEE

This is { unimproved ( ) / improved (X) } property, known as 4904 Colorado Ave. (House Number) (Street) Nashville, Tenn. 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

H. S. Anderson Jr. and wife Patricia H. Anderson

their *(successors), 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.*

We *further covenant and bind* ourselves our *heirs and representatives, to warrant and forever defend the title to said real estate to said* H. S. Anderson Jr. and wife Patricia H. Anderson

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand S this* 15TH *day of* February, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Henry C. Hill Jr.

Margaret F. Hill

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H. B. Duncan, *a Notary Public in and for said County and State,* Henry C. Hill Jr. and wife Margaret F. Hill

the within named 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* 15th *day of* February, *19*77.

H. B. Duncan
Notary Public

Commission expires 2-7-79

H. B. DUNCAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

WARRANTY DEED

FROM
Henry C. Hill Jr. etux

TO
H. S. Anderson Jr. etux

D 89559

IDENTIF. REFERENCE

FEB 15 2 57 PM '77

FELIX [illegible] REGISTER
DAVIDSON [illegible] TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

FEB 15 77	CONV	42,300.00			
FEB 15 77	S'TAX		B*	109.98	
FEB 15 77	PR'FEE		B*	.50	
FEB 15 77	W'DEED		B*	4.00	* 114.48