This instrument prepared by:
Joe Pitt, Attorney
First American Center
Nashville, Tennessee

BOOK 5123 PAGE 491

WARRANTY DEED

Mail 1

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fred T. Anderson, et ux	Fred T. Anderson et ux	Map 148-2
(NAME) 324 Luna Drive	(NAME) 410 McCLELLAN Mc. Clellan	Parcel 29
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) NASHVILLE, TN 37211	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Fred T. Anderson and wife, Eva M. Anderson and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, James A. Anderson and wife, Alice Anderson

have this day bargained and sold, and do hereby transfer and convey unto the said Fred T. Anderson and wife, Eva M. Anderson

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

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Luna Heights, Section III, as of record in Book 2900, page 138, Register's Office for said County.
Said Lot No. 56 fronts 82.0 feet on the northeasterly margin of Luna Drive and extends back 341.0 feet on the easterly line and 283.0 feet on the westerly line, to a broken line on the rear, measuring 108.0 feet thereon.

Being the same property conveyed to James A. Anderson and wife, Alice Anderson, by deed from A. S. Johnson, of record in Book 3647, page 54, 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 $ 16,000.00

Subscribed and sworn to before me, this the 11th day of MARCH 19 77

Affiant Fred T. Anderson

My commission expires (Affix Seal)

Notary Public R. Cox Dep Reg.

This is { unimproved ( ) / improved (X) } property, known as 324 Luna Drive, Nashville, Tennessee (House Number) (Street) 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 Fred T. Anderson and wife, Eva M. 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* Fred T. Anderson and wife, Eva M. Anderson their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 9th *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.*

James A. Anderson

Alice Anderson

FEB 15 1977

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* James A. Anderson and wife, Alice Anderson .....

.....

.....

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* 9th *day of* February ....., *1977*

Catherine Lynn McCord
Notary Public

Commission expires My Commission Expires Oct. 31, 1979

CATHERINE LYNN MACCORD NOTARY PUBLIC DAVIDSON COUNTY, 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 .....

MAR 11 77 CONV 16,000.00
MAR 11 77 S'TAX B* 41.60
MAR 11 77 PR'FEE B* .50
MAR 11 77 M'DEED B* 4.00 * 46.10

WARRANTY DEED

FROM
James A. Anderson, et ux

TO
Fred T. Anderson, et ux

D 93234

IDENTIF. REFERENCE

MAR 11 2 10 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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