WARRANTY DEED

BOOK 5138 PAGE 766

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BERNIE G. ANDERSON, et ux		GO 14201
(NAME:)	(NAME:)	
337 Moncrief Drive	Same	18-16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tenn 37072		137
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00) ----------

---------- *DOLLARS*

and other good and valuable considerations, receipt of which is hereby acknowledged,

We, James G. Mandrell and wife, Margaret Ann Mandrell and Mary Mandrell

have bargained and sold, and by these presents do transfer and convey unto the said Bernie G. Anderson and wife, Colette D. Anderson, 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 10th, formerly 20th. Civil District of Davidson County, Tennessee, being Lot Nos. 33, 34 and 35 on the Revised Map of Moncrief's Subdivision of the northerly part of the Allen Mathes land, Goodlettsville, Tennessee, not of record described according to a survey by Z. J. Wilkinson, Surveyor, May 25, 1938, as follows:

Beginning on the northerly margin of Moncrief Avenue at the southeast corner of the property conveyed to Van B. Wood and wife, Etta Wood by deed from W. C. Moncrief & Co., of record in Book 1179, page 130, Register's Office for said County, thence with the northerly margin of said Avenue, eastwardly 170 feet to the corner of lots Nos. 32 and 33; thence with the line between said two lots, northwardly 355.5 feet; thence north 75° west 179.95 feet to the eastern terminus of a 30-foot unnamed avenue; thence with same, southwardly 30 feet to the northeast corner of said Wood property, continuing in the same direction and with the easterly line of said Wood property 382 feet, in all 412 feet, to the beginning.

Included in the above described property but specifically excluded from this conveyance is a portion of land conveyed to Floyd B. Creekmore and wife, Nettie Mai Creekmore described as follows: Land in Davidson County, Tennessee, being the southerly 297 feet of Lot No. 33 and the southerly 297 feet on the easterly 15 feet of Lot No. 34 on the Plan of the Moncrief Subdivision of the North part of the Allen Mathis Land in the 10th District and described as follows: Beginning at a point in the northerly margin of Moncrief Avenue at the common corner of Lots Nos.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $ 20,000.00

Subscribed and sworn to before me, this the 10 day of April, 19 77

Affiant

My commission expires Oct 25, 1978 (Affix Seal)

Notary Public

32 and 33; thence with the line between said lots northerly 297 feet; thence westerly, parallel to the northerly margin of Moncrief Avenue, 85 feet to a point; thence southerly 297 feet to the northerly margin of Moncrief Avenue; thence with the margin of said Avenue, easterly 85 feet to the beginning.

Being the same property conveyed to James Guy Mandrell and wife, Margaret Ann Mandrell, a one-half undivided interest; and Mary Mandrell, a one-half undivided interest, as tenants in common, by deed from Rayford E. Busby and wife, Ruth Frensley Busby, of record in Book 5016, page 108, Register's Office for said County.

unimproved ( ) This is improved (X) property, known as 337 Moncrief Drive, Goodlettsville, Tennessee 37072
(House Number) (Street) P. O. Address: (City or Town)

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.*

And We, James G. Mandrell and wife, Margaret Ann Mandrell and Mary Mandrell *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.*

Witness our *hand* s *this* 20 *day of* April, *19* 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THIS INSTRUMENT WAS PREPARED BY:

THIS INSTRUMENT PREPARED BY:
DOUGLAS R. BERRY
ATTORNEY AT LAW
907 TWO MILE PARKWAY
GOODLETTSVILLE, TENN. 37072

James G. Mandrell
JAMES G. MANDRELL

Margaret Ann Mandrell
MARGARET ANN MANDRELL

Mary E. Mandrell
MARY MANDRELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* James G. Mandrell and Margaret Ann Mandrell and Mary Mandrell

*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* 20 *day of* April, *19* 77.

Douglas R. Berry
Notary Public.

DOUGLAS R. BERRY NOTARY PUBLIC DAVIDSON COUNTY TENN.

Commission Expires Oct 28, 1978.

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

.....

.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*.....
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., *this*.....
day of....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF

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.....

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APR22E CONV 20,000.00
APR22E STAX B* 52.00
APR22E FEE B* .50
APR22E WDEED B* 8.00 * 60.50

WARRANTY DEED

FROM

JAMES G. MANDRELL, et ux

TO

BERNIE G. ANDERSON, et ux

TITLE INSURED BY POLICY NUMBER:



Compliments of

Title Associates, Inc.

REPRESENTING

U-LIFE TITLE INSURANCE
Company of New York

FILED FOR REGISTER
DAVIDSON COUNTY, TENN.
APR 22 8 42 AM '77

IDENTIF. REFERENCE

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