WARRANTY DEED

BOOK 5146 PAGE 618

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roy C. Anderson et ux	Fidelity Federal Sav. & Loan	Map 146-3
(NAME)	(NAME)	
4900 Lambert Dr.	4th & Union Streets	Par 31
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37220	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) *Dollars,*

cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged and the agreement of the grantees herein to assume the balance due and owing on a note payable to Fidelity Federal Savings & Loan Association which note is secured by a deed of trust of record in Book 4438, page 970, Register's Office for Davidson County and the escrow account and insurance policy in connection with said deed of trust is also assigned and assumed by the Grantees.

JAMES DANIEL RONEY and wife, BLANCHE N. RONEY, Grantors

have this day bargained and sold, and do hereby transfer and convey unto the said ROY C. ANDERSON and wife, BETTY J. ANDERSON, Grantees

their *(successors), heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Creighton Meadows, 3rd Addition, as of record in Book 3500, page 115, Register's Office for said County.

Said Lot No. 1 fronts 156.5 feet on the easterly side of Lambert Drive and runs back 330.4 feet on the northerly line and 227.68 feet on the southerly line to the boundary of the Interstate Highway and measures 185.23 feet thereon.

Being the same property conveyed to James Daniel Roney and wife, Blanche N. Roney by deed from Alfred J. Williams and wife, Nancy P. Williams of record in Book 4629, page 539, Register's Office for Davidson County, Tennessee.

This property is subject to a plan of record in Book 3500, page 115, Register's Office for Davidson County, Tennessee and also to 1977 property taxes, a lien but not yet due and payable. Also subject to lack of direct access to or from a controlled access highway.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 44,950.00

Subscribed and sworn to before me, this the 27th day of April 19 77

Affiant

My commission expires: 1-19-81 (Affix Seal)

Notary Public

This is { unimproved / improved (X) } property, known as 4900 Lambert Drive (House Number) (Street) Nashville, 37220 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 Roy C. Anderson and wife, Betty J. 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 and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Roy C. Anderson and wife, Betty J. Anderson, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 27th *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.*

James Daniel Roney
JAMES DANIEL RONEY

Blanche N. Roney
BLANCHE N. RONEY

BOOK 5146 PAGE 619

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., a Notary Public in and for said County and State, James Daniel Roney and wife, Blanche N. Roney

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 27th day of April, 1977

Marbut Glenn Gaston
Notary Public

Commission expires 1/19/81

GLENN GASTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 ...

THIS INSTRUMENT WAS PREPARED BY:

Marbut Glenn Gaston, Jr.
Suite 303, 4515 Harding Road
Nashville, Tennessee 37205

E 03433

IDENTIF. REFERENCE

MAY 12 2 40 PM '77

REGISTER
FEE DAVIDSON CO., TENN.

MAY 12 77	CCRV	44,950.00		
MAY 12 77 STAX			8* 116.74	
MAY 12 77 FEE			8* .50	
MAY 12 77	RCLED		8* 4.00	* 121.24

WARRANTY DEED

FROM

JAMES DANIEL RONEY and wife,

BLANCHE J. RONEY

TO

ROY C. ANDERSON and wife,

BETTY J. ANDERSON

TITLE INSURANCE POLICY NUMBER

Compliments of

Title Associates, Inc.

Tennessee Agent of

USLIFE TITLE INSURANCE
Company of New York