This instrument prepared by: Ronald B. Buchanan, Attorney at Law,
223 Madison Street, Madison, Tennessee

BOOK 5150 PAGE 818

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES T. ANDERSON, ET UX (NAME)	1st & Mid-South Mortgage Co. (NAME)	Map 142-14
754 Harpeth Parkway West (STREET ADDRESS OR ROUTE NUMBER)	Nashville City Bank Bldg. (STREET ADDRESS)	parcel 142
Nashville, Tenn. 37221 (CITY) (P. O. ZONE) (STATE)	Nashville, Tn. 37219 (CITY) (ZONE) (STATE)	95-25721

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------

----------($10.00)----------Dollars,

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

FREDERICK F. SMART AND WIFE, LESLIE R. SMART, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES T. ANDERSON AND WIFE, JADE D. ANDERSON, hereinafter referred to as Grantees, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Harpeth Park West, as of record in Book 4715, page 16, Register's Office for Davidson County, Tennessee. For a more complete description reference to said Plan is hereby made.

Being the same property conveyed to Frederick F. Smart and wife, Leslie R. Smart, by deed from Centennial Builders, Inc., of record in Book 4935, page 4, 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 $ 42,900.00

Subscribed and sworn to before me, this the 23 day of May 19 77

Affiant /s/ James T. Anderson

My commission expires: 2-21-79 (Affix Seal)

Notary Public Ronald B. Buchanan

BUCHANAN TAX SERVICE DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (XX) property, known as 754 Harpeth Parkway West, Nashville, Tn. (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 grantees, 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, except as appears of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their (successors), heirs and asrigns, against the lawful claims of all persons.

Witness our hand S this 23rd day of May, 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.

/s/ Leslie R. Smart

/s/ Frederick F. Smart

BK 2120 PG 813

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

FREDERICK F. SMART AND WIFE, LESLIE R. SMART

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* 23rd *day of* May, *19*77.

Ronald B Buchanan *Notary Public*

Commission expires 2-21-79

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 .....

MAY2477	CONV	42,900.00			
MAY2477	S'TAX		B*	111.54	
MAY2477	PR'FEE		B*	.50	
MAY2477	W'DEED		B*	4.00	* 116.04

WARRANTY DEED

FROM

FREDERICK F. SMART, ET UX

TO

JAMES T. ANDERSON, ET UX

E 05351

IDENTIF. REFERENCE

MAY 24 2 21 PM '77

FELIX R. MILLS JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115