FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st. DAY OF June, 19 77.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James E. Anderson (NAME) | Fidelity Federal Savings & Loan (NAME) | |
| 1012 15th. Ave. South (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | 105-1 |
| Nashville, Tn. 37212 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | 166 pt |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SAM MCKISSACK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES E. ANDERSON, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of B. F. Shields Heirs Addition to West Nashville, as of record in Book 57, page 31, said Registers Office, and described according to a survey made by Barge, Waggoner, Sumner & Cannon, dated November 5, 1975, as follows:

Beginning at a point on the easterly margin of 15th Avenue South 303 feet South of Grand Avenue; thence South 82° 57' East 141.1 feet to the westerly margin of Alley No. 434; thence South 8° 51' West 50.5 feet to a point; thence North 82° 58' West 141.1 feet to the westerly margin of 15th Avenue South; thence with the margin of the same North 8° 51' East 50.5 feet to the point of beginning and containing 7117 square feet, more or less.

Being the same property conveyed to Sam McKissack by deed from Metropolitan Development & Housing Agency of record in Book 5092, page 559, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1012 51th. Avenue South Nashville, Tn. 37212
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 1st. day of June, 19 77

Sam McKissack

BOOK 5155 PAGE 75

STATE OF TENNESSEE
Davidson County

Personally appeared before me, D. A. Wade, a Notary Public in and for said County and State, the within named Sam McKissack, and wife Olivia J. McKissack

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 Nashville, Tennessee, this 1st day of June 19 77

Commission expires [illegible] Notary Public

STATE OF TENNESSEE
Davidson County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he) (they) as such and , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such , and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of , 19

My commission expires Notary Public

# WARRANTY DEED

FROM
Sam McKissack

TO
James E. Anderson, Unmarried

E 07246

ENTER REFERENCE

JUN 3 3 05 PM '77

REGISTER
TENN.

| | | | | |
|---|---|---|---|---|
| 6-3-77 | CONV | 28,750.00 | | |
| | STAX | | * | 79.00 |
| | FeeTEE | | * | .50 |
| 6-3-77 | RECORD | | * | 4.00 |
| | | | * | 79.12 |

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.