This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5161 PAGE 461

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John T. Ankenbauer, et ux	First Federal Savings & Loan	Map 58-
(NAME)	(NAME)	
4329 Cato Road	Fourth and Union	par 47
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37219	
(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 John T. Ankenbauer and wife, Mary W. Ankenbauer and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Curry S. Williams and wife, Rebecca C. Williams,

have this day bargained and sold, and do hereby transfer and convey unto the said John T. Ankenbauer and wife, Mary W. Ankenbauer, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 13th Civil District of Davidson County, Tennessee described according to a survey made by L. C. Petty, Surveyor, March 8, 1977 described as follows:

Beginning on the westerly margin of Cato Road at the northeast corner of the Fred C. Shadowens property as of record in Book 3816, page 493, Register's Office for said County; thence with said Shadowens northern boundary line north 87 deg. 02' west 706 feet, more or less to an iron stake; thence north 4 deg. 32' east 244.64 feet to an iron stake; thence south 88 deg. 10' east 525 feet, more or less to the westerly margin of Cato Road; thence with the margin of said Road southeasterly 302.3 feet to the beginning.

Being part of the property conveyed to Curry S. Williams and wife, Rebecca C. Williams by deed from Leland C. Claxton and wife, Bonnie C. Claxton, recorded in Book 2961, page 549, and re-recorded in Book 2963, page 549, Register's Office for said County, and by deed of record in Book 3070, page 381, Register's Office for Davidson County, Tennessee.

Easement for Creek Channel as set out by instrument of record in Book 2544, page 440, 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 $ 40,000.00 LSO

Subscribed and sworn to before me, this the 17th day of June 19 77

My commission expires: 8-13-80 (Affix Seal)

Affiant: Mary W. Ankenbauer

Notary Public: Dorothy A Williams

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved (X) property, known as 4329 Cato Road (House Number) (Street) Nashville, Tennessee (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 John T. Ankenbauer and wife, Mary W. Ankenbauer, 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 for taxes for 1977 which are prorated and assumed by grantees.
We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John T. Ankenbauer and wife, Mary W. Ankenbauer, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 17th *day of* June, 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.*

Curry S. Williams

Rebecca C. Williams

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Curry S. Williams and wife, Rebecca C. Williams

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, *this* 17th *day of* June, *19*77.

Dorothy A. Wilson
Notary Public

DOROTHY A. WILSON NOTARY PUBLIC STATE OF TENNESSEE

Commission expires 8-13-80

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 .....

JUN20'77	CONV	40,000.00			
JUN20'77	S'TAX		B*	104.00	
JUN20'77	PR'FEE		B*	.50	
JUN20'77	W'DEED		B*	4.00	* 108.50

WARRANTY DEED

FROM
Curry S. Williams et ux

TO
John T. Ankenbauer et ux

E 09994

IDENTIF. REFERENCE

JUN 20 2 14 PM '77

REGISTER
DAVIDSON CO. TENN.

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