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WARRANTY DEED

BOOK 5165 PAGE 992

This instrument was prepared by:
Herman L. Trautman, Atty. at Law
208 Vanderbilt Law School Bldg.,
Nashville, Tn. 37240

Address New Owners as Follows:	Send Tax Bills To:	Map Parcel Number
Mr. & Mrs. G. Philip Anderson	Home Federal Savings & Loan Assoc.	7DA 42935
4322 Sneed Road	230 4th Avenue North	Map 130-8
Nashville, Tn. 37215	Nashville, Tn. 37219	Par. 51

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned Alfred S. Gervin and wife, Carol Ann Gervin, the Grantors, have bargained and sold and do hereby convey and transfer to G. Philip Anderson and wife, Mary S. Anderson, the Grantees, their heirs and assigns, the following described real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the southerly half of Lot No. 22 on the Plan of Belle Meade Annex Subdivision, as of record in Book 547, page 66, Register's Office for said County.

Said part of Lot No. 22 fronts 100 feet on the easterly side of Sneed Avenue and runs back between parallel lines 300 feet to the westerly line of Lot No. 39.

Being the same property conveyed to Alfred S. Gervin and wife, Carol Ann Gervin, by deed from Edward B. Sterling, et al, of record in Book 4922, page 606, said Register's Office. This is improved property, known as 4322 Sneed Road, Nashville, Tennessee 37215, and is conveyed subject tc restrictions of record and an easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee by grant of record in Book 4155, page 602, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $81,000.00

G. Philip Anderson
Affiant Purchaser

Subscribed and sworn to before me, this 27th day of June, 1977.

My Commission Expires: My Commission Expires Feb. 23, 1981

Barbara D. Perkins
Notary Public

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REFERENCE

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns forever. The Grantors covenant that they 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, and restrictions of record and easement as noted above. The Grantors covenant and bind themselves to warrant and defend the title of the above real estate to the Grantees, their heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this deed by signing their names on this 27th day of June, 1977.

Alfred S. Gervin

Carol Ann Gervin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alfred S. Gervin and wife, Carol Ann Gervin, the within named bargainors, 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 June, 1977.

Herman L. Trautman
Notary Public

My Commission Expires:
January 29, 1978

JUN30= CONV 81,000.00
JUN30=S'TAX B* 210.60
JUN30=PRFEE B* .50
JUN30= W'DEED B* 4.00 * 215.10