FORM NO. WD-1

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 1977

Notary Public

MY COMMISSION EXPIRES: 1-26-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANDY F. ANDERSON (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	43 - 11
201 Archwood Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 71
Nashville, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, William Phillip Spears and wife, Ruth Ladd Spears

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andy F. Anderson and wife, Ruth Anderson

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. 1 on the Plan of Section Two, Archwood Acres, as of record in Book 2331, page 12, Register's Office for said County, and described as follows:

Beginning at a monument in the north margin of Dupont Avenue at the corner of Lots Nos. 1 and 2; thence with the line between said lots northerly 208 feet to a point; thence easterly 228.98 feet to the westerly margin of Archwood Drive; thence with the margin of the same, southerly around a slight curve, 152.55 feet to the beginning of a curve; thence around said curve, southwesterly 31.42 feet to the west margin of Dupont Avenue; thence with the margin of the same westerly 200 feet to the point of beginning.

Being the same property conveyed to William Phillip Spears and wife, Ruth Ladd Spears by deed from Edward Ira Williams and wife, Margaret H. Williams, of record in Book 2651, page 101, Register's Office for said County.

This is unimproved ( ) improved ( ) property, known as 201 Archwood Drive (House Number) (Street) Nashville 37115 (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 Our hand S this 7th day of July, 1977

William Phillip Spears
William Phillip Spears

Ruth Ladd Spears
Ruth Ladd Spears

BOOK 5168 PAGE 591

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Phillip Spears and wife, Ruth Ladd Spears

the 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 7th day of July 1977

Commission expires 11-26-80

Brenda J. Gibbons
Notary Public

NOTARY PUBLIC BRENDA J. GIBBONS DAVIDSON COUNTY TENN.

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
William Phillip Spears and wife, Ruth Ladd Spears

TO
Andy F. Anderson and wife, Ruth Anderson

E 13329

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

IDENTIF. REFERENCE

JUL 8 10 18 AM '77

FELIX REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL-8??	CONV	30,000.00			
JUL-8??	S'TAX		B*	78.00	
JUL-8??	PR'FEE		B*	.50	
JUL-8??	W'DEED		B*	4.00	* 82.50