This instrument prepared by:
George E. Mudter, Jr., Attorney
10th Floor, First American Center
Nashville, Tennessee 37238

BOOK 5172 PAGE 330

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Mr/Mrs John N. Anderson (NAME) | Guaranty Mortgage Co. Div. | PART OF: |
| 6018 Sedberry Place (STREET ADDRESS OR ROUTE NUMBER) | 10th Floor (NAME) First American Center (STREET ADDRESS) | Map Parcel |
| Nashville, Tn. 37205 (CITY) (P. O. ZONE) (STATE) | Nashville, Tn. 37238 (CITY) (ZONE) (STATE) | Field Book No. 8DZ-73827 |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100 ($10.00) * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *Dollars,*

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

TED WELCH, TRUSTEE,

*have this day bargained and sold, and do hereby transfer and convey unto* XXXXX

JOHN N. ANDERSON and wife, MALINDA W. ANDERSON, their

*(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Being Building site No. 37-B as shown on the Plat of Sedberry Place of record in Plat Book 5050, page 81, which is a condominium plat of Lot 37 and Lot 38, of Harding Park, Section II, and recorded in Plat Book 4860, page 103, Register's Office for said County, to which plat reference is made for a more complete description. Said plat of Sedberry Place does not specifically refer to "Sedberry Place", but the plat which is of record in Plat Book 5050, page 81, in said Register's Office is also to be known as a plat of "Sedberry Place", a condominium.

Being part of the property conveyed to Ted Welch, Trustee, by deed of record in Book 4966, page 323, Register's Office for said County.

This conveyance is made subject to:(1) Master deed of record in Book 5095, page 181; (2) By-Laws of record in Book 5095, page 198; both as amended in Book 5103, page 727; and (3) easement for sewer line of record in Book 5028, page 155, all in Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 79,500.00

Subscribed, and sworn to before me, this the 15th day of July, 19 77

Affiant

My commission expires: May 30, 1979 (Affix Seal)

Notary Public

This is (Unimproved ( ) Improved (X)) property, known as 6018 Sedberry Place, Nashville, Tennessee 37205
(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*

John N. Anderson and wife, Malinda W. Anderson, their

*(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unincumbered,* except for 1977 taxes which have been prorated and assumed by the Buyers.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said*

John N. Anderson and wife, Malinda W. Anderson, their

*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand* this 15th *day of* July, 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*

Ted Welch, Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Helen D. Scott, Ted Welch, Trustee, *a Notary Public in and for said County and State,*

*the within named 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
*this* 15th *day of* July, *19* 77

Helen D. Scott
*Notary Public*

HELEN D. SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

*Commission expires* May 30, 1979

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 .....*

**WARRANTY DEED**

FROM

TED WELCH, TRUSTEE

TO

JOHN N. ANDERSON and wife

| | | | | | |
|---|---|---|---|---|---|
| JUL 18 77 | CONV | 79,500.00 | | | |
| JUL 18 77 | S'TAX | | B* | 206.70 | |
| JUL 18 77 | PR'FEE | | B* | .50 | |
| JUL 18 77 | W'DEED | | B* | 4.00 | * 211.20 |

E 14969

IDENTIFICATION REFERENCE

JUL 18 2 46 PM '77

REGISTER

BY ..... D.C.

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

File: George E. Mudter, Jr., Atty.