BOOK 5219 PAGE 749

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Clive Anderson, Sr. etux	Clive Anderson, Sr. etux	105-7
(NAME) 1305 8th Ave., South	(NAME) 1305 8th Ave., South	par. 296
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37203	(STREET ADDRESS) Nashville, Tenn. 37203	
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

----------*Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

Cakes & Smith Realty Co., Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said

Clive Anderson, Sr. and wife, Ruby H. Anderson

their ~~XXXXXX~~ *heirs and assigns,*

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

Land in Davidson County, Tennessee, being the northerly 88.25 feet of Lot No. 16 on the Plan of Moore Tract, as of record in Book 137, page 91, Register's Office for said County.

Said part of said lot fronts 88.25 feet on the easterly side of Martin Street and runs back between parallel lines 100 feet to the westerly line of Lot No. 15 of said plan.

Being the same property conveyed to Oakes & Smith Realty Co., Inc. by deed from Nellie Knuckles Taylor of record in Book 5203, page 136, 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 $25,500.00

Subscribed and sworn to before me, this the 4th day of November, 1977

Affiant

My commission expires May 8 1978 (Affix Seal)

Notary Public

This is unimproved / improved property, known as ..... (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

Clive Anderson, Sr. and wife, Ruby H. Anderson,

their ~~XXXXXX~~ *(successors)*

heirs and assigns forever. It *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

It *further covenant and bind* itself, its successors ~~XXXX~~ *and representatives, to warrant and forever defend the title to said real estate to said*

Clive Anderson, Sr. and wife, Ruby H. Anderson, their

~~XXXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness its *hand* *this* *day of* November, 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.*

This Instrument Was Prepared By

Phillip Saindon (gg)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

OAKES & SMITH REALTY CO., INC.

BY: A. V. Oakes

A. V. OAKES, PRESIDENT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5219 PAGE 750

Personally appeared before me, Mary D. Nelson, *a Notary Public in and for said County and State,* A. V. Oakes

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee.
this 4th *day of* November, *19* 77

Notary Public

Commission expires May 8, 1978

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Mary D. Nelson, *a Notary Public of the State and County aforesaid, personally appeared* A. V. Oakes, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Oakes & Smith Realty Co., Inc., *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President.

Witness my hand and seal, at office in Nashville, Tennessee
this 4th *day of* November, *19* 77.

Mary D. Nelson
Notary Public

NOTARY PUBLIC MARY D. NELSON DAVIDSON

Commission expires May 8, 1978

OAKES AND SMITH
REALTY CO., INC.

WARRANTY DEED

FROM

OAKES & SMITH REALTY CO., INC.

TO

CLIVE ANDERSON, SR., ET UX

NOV-77	CONV	25,500.00			
NOV-77	S'TAX		B*	66.30	
NOV-77	PR'FEE		B*	.50	
NOV-77	W'DEED		B*	4.00	* 70.80

E 35496

IDENTIF. REFERENCE

Nov 7 3 45 PM '77

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Mail
Clive Anderson
1305 8th Ave S.
PEDICO & SAINDON