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

BOOK 5442 PAGE 927

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Theodore R. Anderson et ux.	The Lomas & Nettleton Company	Map 72-13
(NAME)	(NAME)	
949 West Cahal Avenue	P. O. Box 964	Parcel 49
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37206	Virginia Beach, Va. 23451	
(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 hend paid by Theodore R. Anderson and wife, Peggy Ruth Anderson and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Chieko Casteel, a widow,

have this day bargained and sold, and do hereby transfer and convey unto the said Theodore R. Anderson and wife, Peggy Ruth Anderson,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 23 of the Irvington Subdivision, recorded in Book 843, page 60, said Register's Office.

Said Lot No. 23 faces 60.00 feet on the northerly side of West Cahal Avenue and runs back to a dead line between parallel lines, the westerly one of which measures 167.9 feet and the easterly one of which measures 168.15 feet.

Being the same property conveyed to Buford Kenneth Casteel and wife, Chieko Casteel, by deed from Mary A. Brantley, unmarried, Katherine Brantley Davis and husband, M. E. Davis, of record in Book 3838, page 337, said Register's Office, the said Buford Kenneth Casteel having since died.

This conveyance is made subject to an easement for sanitary sewers and/or storm drainage of record in Book 4178, page 103, 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 $ 25,000.00

Subscribed and sworn to before me, this the 11th day of January 19 78

Affiant

My commission expires: 8/12/81 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 949 West Cahal Avenue, Nashville, Tennessee 37206
(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 Theodore R. Anderson and wife, Peggy Ruth 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 unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Theodore R. Anderson and wife, Peggy Ruth Anderson, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 11th *day of* January, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Chieko Casteel

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2537S4

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran *, a Notary Public in and for said County and State,* Chieko Casteel,

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
this 11th *day of* January *, 19* 78.

Doris E Moran

Commission expires 8/12/81

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

JAN 13 78	CONV	25,000.00				
JAN 13 78	S'TAX		B*	65.00		
JAN 13 78	PR'FEE		B*	.50		
JAN 13 78	W'DEED		B*	4.00	*	69.50

WARRANTY DEED
FROM
Chieko Casteel
TO
Theodore R. Anderson et ux.

E 46003

IDENTIF. REFERENCE

JAN 13 11 01 AM '78

FEE $ DATA PROCESSING $ RECORDER

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