WARRANTY DEED

BOOK 5254 PAGE 556

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41982—

Garry J. James
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF Feb. 1978

Notary Public

MY COMMISSION EXPIRES: 11-12-80

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GARRY J. JAMES (NAME)	GUARANTY MORTGAGE COMPANY (NAME)	MAP 65-9
4845 SHASTA DRIVE (STREET ADDRESS OR ROUTE NUMBER)	FIRST AMERICAN CENTER (STREET ADDRESS)	PAR. 131
OLD HICKORY, TN. 37138 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TN. 37238 (CITY) (STATE) (ZIP)	4D 60788

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, ROBERT D. ANDERSON AND WIFE, KAREN C. ANDERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARRY J. JAMES AND WIFE, JUDY A. JAMES

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. 421 ON THE PLAN OF SHERWOOD FOREST, SECTION4, OF RECORD IN BOOK 4460, PAGES 182 AND 183, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 421 FRONTS 85.00 FEET ON THE EASTERLY MARGIN OF SHASTA DRIVE AND EXTENDS BACK 196.00 FEET ON THE NORTHERLY LINE AND 172.82 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 95.74 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ROBERT D. ANDERSON AND WIFE, KAREN C. ANDERSON BY DEED FROM VIKING HOMES, INC., AS OF RECORD IN BOOK 4961, PAGE 150, SAID REGISTER'S OFFICE.

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND OTHER GOOD AND VALUABLE CONSIDERATION, A PART OF WHICH IS THE ASSUMPTION OF ONE CERTAIN TRUST DEED DATED 10-8-75, AND FILED FOR RECORD 10-14-75, IN THE OFFICE OF THE RECORDER OF DEEDS OF DAVIDSON COUNTY, TENNESSEE, IN BOOK 4961, PAGE 152, AND NOTE OF EVEN DATE THEREBY SECURED, IN THE ORIGINAL PRINCIPAL AMOUNT OF $33,650.00 PAYABLE TO GUARANTY MORTGAGE CO., WHICH DEBT THE GRANTEE HEREIN ASSUMES AND AGREES TO PAY AS PART PAYMENT OF THE PURCHASE PRICE. THE GRANTEE FURTHER HEREBY ASSUMES THE OBLIGATIONS OF THE GRANTORS UNDER THE TERMS OF THE INSTRUMENTS CREATING THE LOAN TO INDEMNIFY THE VETERANS ADMINISTRATION TO THE EXTENT OF ANY CLAIM PAYMENT ARISING FROM THE GUARANTY OR INSURANCE OF THE INDEBTEDNESS ABOVE MENTIONED. (OVER)

This is unimproved ( ) improved (X) property, known as 4845 SHASTA DRIVE, NASHVILLE, TN. 37138
(House Number) (Street) (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 17th day of FEBRUARY, 19 78

Robert D. Anderson

Karen C. Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ROBERT D. ANDERSON AND WIFE, KAREN C. ANDERSON

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, TN. this 1 day of FEBRUARY, 19 78

Commission Expires 11-12-80

Notary Public

STATE OF
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 purpose 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

*THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

E 5 1 2 4 6

T
IDENTIF. REFERENCE

FEB 21 8 34 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB21 78	CONV	41,982.00			
FEB21 78	S'TAX		B*	109.20	
FEB21 78	PR'FEE		B*	.50	
FEB21 78	W'DEED		B*	4.00	* 113.70

MAIL TO:
W. G. TRABER
P.O. BOX 2255
NASHVILLE, TENN. 37211

WARRANTY DEED

FROM
ROBERT D. ANDERSON ET UX

TO
GARRY J. JAMES ET UX

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York