This Instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5257 PAGE 918

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William J. Anderson, III	SAME	MAP - 130-14
(NAME)	(NAME)	
4409 Tyne Blvd.		Parcel 23
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37215		
(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 hand paid by William J. Anderson, III and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Peggy W. Steine

have this day bargained and sold, and do hereby transfer and convey unto the said William J. Anderson, III

his *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 2 of Block 1 on the Plan of a portion of T. J. Tyne's Tract, as of record in Book 547, page 188, said Register's Office.
Said Lot No. 2 fronts 212.5 feet on the southerly side of Tyne Road and runs back 419 feet on the easterly line and 425 feet on the westerly line to a dead line, measuring 180 feet thereon.

Being the same property conveyed to David Steine and wife, Peggy W. Steine, by deed from Omer H. Jordan and wife, Hilda E. Jordan, of record in Book 2085, page 123, said Register's Office, the said David Steine having since died.

This conveyance is subject to an easement for public utility purposes as shown on Plan of record in Book 547, page 188, said Register's Office, and restrictions, conditions, limitations and zoning regulations affecting the premises, as established by the City of Belle Meade, and restrictive covenants of record in Book 1969, page 518, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 240,000.00

Subscribed and sworn to before me, this the 1st day of March 1978.

Affiant

My commission expires: 12/5/79 (Affix Seal)

Notary Public

GEORGE ALEXENS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is improved (X) unimproved ( ) property, known as 4409 Tyne Blvd. (House Number) Nashville, Tennessee (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
William J. Anderson, III
his *(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,* except taxes for 1978 which are prorated and assumed by the purchasers.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* William J. Anderson, III
his
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* this 27th day of February, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Peggy W. Steine

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George W. Pickens, *a Notary Public in and for said County and State,* Peggy W. Steine

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

Witness my hand and official seal at Nashville, *Tennessee*
this 27th *day of* February, *19*.....

George W. Pickens
Notary Public

Commission expires Dec. 5, 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 .....

MAR-1 78	CONV	90,000.00			
MAR-1 78	CONV	90,000.00			
MAR-1 78	CONV	60,000.00			
MAR-1 78	S'TAX		B*	524.00	
MAR-1 78	PR'FEE		B*	.50	
MAR-1 78	W'DEED		B*	4.00	* 628.50

WARRANTY DEED

FROM
Peggy W. Steine

TO
William J. Anderson, III

E. 5. 2. 7. 3. 3.

IDENTIF. REFERENCE

MAR 1 1 13 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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