THIS INSTRUMENT PREPARED BY: LANCASTER & FARMER, ATTORNEYS
SUITE 100, 4207 LEBANON ROAD, HERMITAGE, TENNESSEE 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS: |
|---|---|---|
| Terry Michael Anderson et ux (NAME) | Home Federal Savings & Loan Association (NAME) | |
| 2864 Lera Jones Drive (STREET ADDRESS OR ROUTE NUMBER) | 230 Fourth Avenue, North (STREET ADDRESS) | BOOK 5299 PAGE 647 |
| Antioch, Tennessee 37013 (CITY) (STATE) (ZIP CODE) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS,

the receipt of which is hereby acknowledged by the Grantors, and other good and valuable considerations, including the assumption by the Grantees of the indebtedness owed to Home Federal Savings and Loan Association of Nashville as recorded in Book 5052, Page 391, Register's Office for Davidson County, Tennessee, we, EVA J. CALVIN, ROY M. KUZMA and ROBERT M. KUZMA, the GRANTORS herein,

have bargained and sold, and by these presents do transfer and convey unto the said TERRY MICHAEL ANDERSON and wife, REBECCA LYNN ANDERSON,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Percy Priest Meadows, Section I, as of record in Book 4675, Page 110, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Eva J. Calvin, Roy M. Kuzma and Robert M. Kuzma by warranty deed dated September 15, 1977 from Ray B. Coleman and wife, Faye M. Coleman of record in Book 5197, Page 230, Register's Office for Davidson County, Tennessee.

The parties to this conveyance hereby agree to the following terms, which are binding between the parties, but are not covenants running with the land: (1) The fireplace set, smoke alarm, refrigerator, drapes and drapery rods are to remain in the house on the premises at no additional cost to the Grantees; (2) 1978 property taxes are to be prorated between the parties as of date of deed; (3) Possession to be given to the Grantees thirty (30) days from date of deed; and (4) Grantors to pay rent equivalent to Grantees' monthly mortgage payment prorated from July 1, 1978 to date of possession.

unimproved ( )
This is improved (X) property, known as 2864 Lera Jones Drive (House Number) (Street)
Antioch, Tennessee 37013 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 15th day of June, 19 78.

Eva J. Calvin
Eva J. Calvin

Roy M. Kuzma
Roy M. Kuzma

Robert M. Kuzma
Robert M. Kuzma

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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 Eva J. Calvin, Roy M. Kuzma and Robert M. Kuzma

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 _____, this 15th day of June, 19 78.

My commission expires 11-12-80 Notary Public Kay Cooper

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

JUN16'78 CONV 52,900.00
JUN16'78 S'TAX B* 137.54
JUN16'78 PR'FEE B* .50
JUN16'78 W'DEED B* 4.00 * 142.04

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 52,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Terry Michael Anderson

Sworn to and subscribed before me this 15th day of June, 1978.

My commission expires 11-12-80. Notary Public Kay Cooper

This instrument was prepared by:

LANCASTER & FARMER, ATTORNEYS, SUITE 100, 4207 LEBANON ROAD, HERMITAGE, TENNESSEE 37076
Name Address

WARRANTY DEED

FROM

EVA J. CALVIN, ROY M. KUZMA

and ROBERT M. KUZMA

TO

TERRY MICHAEL ANDERSON ET UX

E 71540

IDENTIF. REFERENCE

JUN 16 1 13 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219