This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5305 PAGE 482

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin L. Anderson et ux (NAME:)	First Tennessee Bank N. A. Memphis (NAME:)	Map 117-8
(STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 474 (STREET ADDRESS)	Parcel 6
(CITY) (P. O. ZONE) (STATE)	Memphis, Tennessee 38101 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100----------($10.00)----------*DOLLARS*

cash in hand paid by Kevin L. Anderson and wife, Mary Jo Anderson and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Theodore Lee Allen and wife, Carolyn M. Allen

have bargained and sold, and by these presents do transfer and convey unto the said Kevin L. Anderson and wife, Mary Jo Anderson, 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 a survey of Lot No. 12 Block "B", on the Map of Belmont Terrace Annex No. 4, showing a division of same, as recorded in Book 974, page 97, said Register's Office, described as follows:
Beginning at the southerly margin of Primrose Circle, at the corner of Lots Nos. 11 and 12; thence with the line between said two lots, southwardly 223.5 feet to the northeasterly margin of the right-of-way of the Tennessee Central Railroad; thence with said right-of-way, South 39° 30' East, 106.5 feet to the northwesterly margin of a 15 foot alley; thence with said alley, North 42° 45' East, 100 feet, more or less, to the westerly line of Lot No. 13; thence with said line, northwardly 232.2 feet, more or less, to the southerly margin of Primrose Circle; thence with said Circle, southwestwardly 40 feet to the point of beginning.

Being the same property conveyed to Theodore Lee Allen and wife, Carolyn M. Allen by deed from Christopher Phillips and wife, Elizabeth Phillips, of record in Book 4925, page 784, said Register's Office.

INCLUDED in the above description, but specifically EXCLUDED from this conveyance is the following tract:

Continued

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28,500.00

Subscribed and sworn to before me, this the 28th day of June 19 78

/s/ Kevin L. Anderson
Affiant

My commission expires: 4/12/82
(Affix Seal)

/s/ [illegible]
Notary Public

DAVIDSON COUNTY, TE

Beginning at a point in the east boundary of this property, said point being south 7 degrees 16 minutes east 197 feet along the said south boundary from its intersection with the south margin of Primrose Circle at another point that is 563 feet south and west of the east exit of Primrose Circle on Primrose Avenue; thence along the said east boundary south 7 degrees 16 minutes 35.0 feet to a point; thence south 47 degrees 25 minutes west 100.0 feet to a point in the east right of way of the Tennessee Central Railroad; thence along the said right of way north 34 degrees 39 minutes west 106.5 feet to a point; thence north 17 degrees 01 minutes east 85.0 feet to a point; thence south 57 degrees 38 minutes east 124.2 feet to the point of beginning and containing 12,720 square feet and is part of the same property conveyed by Billy Hairston and wife, to Christopher Phillips and wife, Elizabeth Phillips, of record in Book 4684, page 621, said Register's Office.

Being the same property conveyed to the State of Tennessee by deed from Christopher Phillips and wife, Elizabeth Phillips, of record in Book 4850, page 694, said Register's Office.

This conveyance is subject to a 10-foot public utility easement, 30-foot set-back line from Primrose Circle, and conditions of Owner's Certificate of record in Book 974, page 97, said Register's Office, and restrictive covenants of record in Book 1174, page 492, said Register's Office, and right of ingress and egress of record in Book 4850, page 694, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2926 Primrose Circle (House Number) (Street) Nashville, Tennessee 37212 P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kevin L. Anderson and wife, Mary Jo Anderson, their *heirs and assigns, forever.*

And we *do covenant with the said* Kevin L. Anderson and wife, Mary Jo Anderson *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,* except for 1978 taxes which are prorated and assumed by the purchasers.

And Theordore Lee Allen and wife, Carolyn M. Allen *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Kevin L. Anderson and wife, Mary Jo Anderson, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 28th *day of* June, *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.*

Theodore Lee Allen

Carolyn M. Allen Carolyn M. Allen

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 Theodore Lee Allen and wife, Carolyn M. Allen

the bargainors, 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, Tennessee, this 28th day of June, 19 78

Nancy L. Hicks
Notary Public

Commission Expires 4/18/82

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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

Witness my hand and official seal at, this day of, 19

, Notary Public.

Commission Expires

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

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
[illegible] TENN. 9-7284535

WARRANTY DEED

FROM

Theodore Lee Allen, et ux

TO

Kevin L. Anderson, et ux

JUN29'78 CONV 28.500.00
JUN29'78 STAX B* 74.10
JUN29'78 RFEE B* .50
JUN29'78 WDEED B* 8.00 * 82.60

E 7 4 1 0 8

IDENTIF. REFERENCE

JUN 29 3 12 PM '78

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

BOOK 5305 PAGE 485

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208