Form No. WD-1

BOOK 5307 PAGE 503

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$32,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July, 1978

Notary Public

MY COMMISSION EXPIRES: 2-21-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger A. Mears etux (NAME)	Greater Suburban Mortgage Co. (NAME)	3DZ-06510
2524 Woodberry Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1166 (STREET ADDRESS)	Map 95-12
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Lafayette, CA 94549 (CITY) (STATE) (ZIP)	Parcel 31

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, Steven Mitchell Anderson and wife, Carol Ann Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger A. Mears and wife, Nancy F. Mears

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. 85 on the Plan of Woodberry Park, as of record in Book 2133, pages 117, 118 and 119, Register's Office for said County.

Said Lot No. 85 fronts 100 feet on the north side of Woodberry Drive, and runs back between lines, measuring 107 feet on the westerly line and 150.9 feet on the easterly line, to a dead line in the rear measuring 95 feet thereon.

BEING the same property conveyed to Steven Mitchell Anderson and wife, Carol Ann Anderson by deed from James R. Adams and wife, Helen D. Adams of record in Book 5012, page 562, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 2297, page 194, and any and all existing easements of record.

This is unimproved ( ) improved (x) property, known as 2524 Woodberry Drive (House Number) (Street) Nashville, TN 37214 (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 hands S this 3rd day of July, 1978

STEVEN MITCHELL ANDERSON: Steven Mitchell Anderson

CAROL ANN ANDERSON: Carol Ann Anderson

BOOK 5307 PAGE 504

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven Mitchell Anderson and wife, Carol Ann Anderson

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 3rd day of July, 19 78.

Commission expires 2-21-79

Notary Public

STATE OF TENNESSEE
Davidson 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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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

FILE BOX 11

WARRANTY DEED

FROM
Stephen Mitchell Anderson etux
Carol Ann Anderson

TO
Roger A. Mears et ux
Nancy F. Mears

E 75023

IDENTIF. REFERENCE

JUL 6 8 54 AM '78

FELIX Z. GILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

JUL-6 78	CONV	32,000.00			
JUL-6 78	S'TAX		B*	83.20	
JUL-6 78	PR'FEE		B*	.50	
JUL-6 78	W'DEED		B*	4.00	* 87.70