This instrument prepared by: Thomas M. Black, Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

BOOK 5329 PAGE 672

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
PHILLIP C. ANDERSON, ET UX (NAME)	First Federal (NAME)	Map 52-2
708 Blackstone Avenue (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Parcel 180
Madison, Tennessee 37115 (CITY) (P. O. ZONE) (STATE)	Nashville, Tn. 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100------------------
----------------------------------($10.00)------------------ *Dollars,*

cash in hand paid, and other good and valuable considerations, I, PHILLIP C. ANDERSON, in full accordance with T.C.A. 64-109, has this day sold and does hereby transfer and convey all right, title and interest in and to the property below described to PHILLIP C. ANDERSON AND WIFE, BARBARA ANDERSON, as tenants by the entirety, with the full intent and purpose to vest the said PHILLIP C. ANDERSON AND WIFE, BARBARA ANDERSON, with title thereto in fee simple as tenants by the entirety, and by this conveyance, the said PHILLIP C. ANDERSON AND WIFE, BARBARA ANDERSON, their heirs and assigns, are hereby vested with title in fee simple to

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXX

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

Being Lot No. 37 of Block "A" on the Revised Map of Rainbow Terrace Subdivision of record in Book 1130, page 85, Register's Office for said County.

Said Lot No. 37 fronts 100 feet on the southerly side of Blackstone Avenue and runs back between parallel lines 190 feet to a dead line.

Being the same property conveyed to Phillip C. Anderson and wife, Jennifer B. Anderson, by deed from Charles William Riggins, Jr., et ux, of record in Book 4712, page 210, Register's Office for Davidson County, Tennessee; the said Phillip C. Anderson and Jennifer B. Anderson having since divorced and pursuant to Decree of record in Book 5322, page 894, said Register's Office, property now vests solely in Phillip C. Anderson.

CAROLYN F. MAHONEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ NONE

Subscribed and sworn to before me, this the 24th day of August 19 78

Phillip C. Anderson
Affiant

My commission expires: 3/15/81 (Affix Seal)

Carolyn F. Mahoney
Notary Public

This is unimproved ( ) improved (XX) property, known as 708 Blackstone Avenue, Madison, Tennessee
(House Number) (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 Grantees, their *(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.*

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

Witness my *hand this* 24th *day of* August, 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.*

Phillip C. Anderson

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

Witness my hand and official seal at Madison, Tennessee, this 24th day of August, 19 78

Carolyn J. McLoney
Notary Public

Commission expires 3/15/81

CAROLYN J. MCLONEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 _____

AUG 25 78 MISC B* 4.00 * 4.00

WARRANTY DEED

FROM

PHILLIP C. ANDERSON

TO

PHILLIP C. ANDERSON, ET UX

E 8 4 9 4 1

IDENTIF. REFERENCE

AUG 25 9 44 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115