BOOK 5462 PAGE 229

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Howard J.C. Anderson (NAME)	Guaranty Mortgage Company (NAME)	Map 142/10
733 Baugh Rd (STREET ADDRESS OR ROUTE NUMBER)	783 Old Hickory Blvd. (STREET ADDRESS)	Parcel 86
Nashville TN 37212 (CITY) (STATE) (ZIP)	Brentwood, Tennessee (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ONE *Dollars,*

CASH IN HAND PAID plus other good and valuable consideration, including but not limited to the assumption of payment of a note to First American National Bank of Nashville (Guaranty Mortgage Company) of record in Book 5268 Page 86 Register's Office of Davidson County, Tennessee by which agrees to hold the within named bargainors harmless.

I, JOYCE W. HODGE, A SINGLE WOMAN,

have this day bargained and sold, and do hereby transfer and convey unto the said

Howard J.C. Anderson *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 12 on the Map of Green Meadows, Section I as of record in Book 5050, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 74.0 feet on the southerly margin of Baugh Road and extends back 140.60 feet on the easterly line and 142.0 feet on the westerly line to a dead line in the rear on which it measures 74.01 feet.

The above described property was conveyed to Joyce W. Hodge by deed from Dennis L. Padgett and wife of record in Deed Book 5409 page 208, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $61,950.00

Subscribed and sworn to before me, this the 29th day of June 19 79

Affiant

My commission expires: 1-28-81 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 733 Baugh Road, Nashville, Tennessee 37221
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our 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.

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 29th *day of* June *19* 79 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joyce W Hodge

Howard J.C. Anderson

Seller

Buyer

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Sara C. Beaton *, a Notary Public in and for said County and State,* Joyce Hodge

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

Witness my hand and official seal at Nashville *Tennessee, this* 29th *day of* June *, 19*79.

Sara C Beaton *Notary Public*

Commission expires 1-28-81

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

WARRANTY DEED

FROM

Joyce A. Hodge

TO

Prepared by: Sara Beaton, ATTY.
305 Twelve Oaks Rd., Fullahoma, TN. 37388

F-38970

IDENTIF. REFERENCE

JUL 10 8 42 AM '79

FELIX A. JOHNSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

Mail to Leo E. Ellis, III

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			61950.00-	CO
			160.94	CO TX
			.50	PREF
			6.00	WDEED
			CHECK	167.44-
5054A07/10/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 389 70

IDENTIF. REFERENCE

JUL 10 8 42 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 695822