4234 RCAIC 5.0?- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____ 19___.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY

Stinnett & Wilkinson, Attorneys, 108 South Main Street, Ashland City, TN. 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy G. Anders (NAME)	Same (NAME)	Map 68
Rt 3-Hydes Ferry Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 6-part
Nashville, Tn. 37218 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, James Anders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peggy G. Anders

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 the 13th Civil District of Davidson County, Tennessee, being described by an unrecorded survey dated March, 1975, by Barry Greer and Associates, and being further shown as a part of Tract No. 3 ofthe Donald A. Smith Farm, being described as follows:

BEGINNING at a point in the northerly margin of Hydes Ferry Pike, said beginning point being northeasterly 124.57 feet, more or less, from the SW corner of said Tract No. 3; thence about N 3° E to a point in Wall's southerly line; thence with Wall's line, S 88° 47' E 156 feet to a point, the NE corner of this tract and NW corner of Simpkins; thence with Simpkins' line, S 04° 39' W 2024.0 feet to a point in the northerly margin of Hydes Ferry Pike; thence along said margin in a southwesterly direction 124.57 feet, more or less, to the point of beginning, containing 6.5 acres, more or less, and being the easterly one-half of said Tract No. 3.

BEING a part of the same property conveyed to Calvin Veach and James Anders, by deed from James R. Fesmire and wife, Carole Fesmire, of record in Book 5075, page 353, Register's Office for Davidson County, Tennessee, AND BEING the same property conveyed to James Anders by quitclaim deed from Calvin Veach, of record in Book 5197, page 392, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as _____
(House Number) (Street) (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 my hand this 15 day of Aug, 1979

X James Anders

STATE OF TENNESSEE
Davidson County

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

the 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 Nashville, Tennessee, this 3 day of Aug 1979

Commission expires July 18-82

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) 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

WARRANTY DEED

FROM

JAMES ANDERS

TO

PEGGY ANDERS

F 46278

IDENTIF. REFERENCE

AUG 15 11 18 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.