This instrument is prepared by: Homer R. Ayers, Attorney at Law,
223 Madison St., Madison, TN 37115

BOOK 5494 PAGE 811

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Don W. Anderson	Same	
(NAME) 1915 Dabbs Ave	(NAME)	107-5-60.2
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37217	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

mail

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100---------- ($10.00) ----------Dollars,

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by Grantee of a certain mortgage or deed of trust upon the property hereinafter described, to Guarantee Mortgage Company at an approximate present balance of $6,000.00,

MARY SUE ANDERSON NEWMAN, hereinafter referred to as Grantor

have this day bargained and sold, and do hereby transfer and convey unto the said DON W. ANDERSON, hereinafter referred to as Grantee, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Bel-Air Subdivision, Section I, as of record in Book 2900, page 28, Register's Office for said County.

Said Lot No. 90 fronts 63 feet on the southerly side of Dabbs Avenue and runs back 80 feet on its west line and 131 feet on its east line, to a dead line in the rear measuring 81.1 feet thereon.

Being the same property conveyed to Robert A. Anderson by deed from Billy D. Thompson and wife, Anna Lell Thompson, of record in Book 3709, page 573, Register's Office for Davidson County, Tennessee.

The said Robert A. Anderson died on February 13, 1979 unmarried in testate, leaving the parties hereto Mary S. Anderson Newman and Don W. Anderson as the only children born to him during his lifetime and his only heirs-at-law.

The said Mary S. Anderson Newman hereby conveys her one-half interest in and to said property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,500.00

Subscribed and sworn to before me, this the 31st day of July 19 79

Affiant Don W. Anderson

My commission expires My Commission Expires July 28, 1980 (Affix Seal)

Notary Public Nancy H. Beard

DAVIDSON COUNTY NOTARY PUBLIC TENNESSEE

This is unimproved ( ) improved (X) property, known as (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 grantee, his (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 grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 31st day of July, 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.

Mary Sue Anderson Newman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY S. ANDERSON NEWMAN

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 Goodlettsville, Tennessee this 31st day of July, 19 79.

Commission expires My Commission Expires July 28, 1980

Nancy D. Brown
Notary Public

NANCY D. BROWN NOTARY PUBLIC DAVIDSON COUNTY 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.....

9869

WARRANTY DEED

FROM

TO

F-50634

IDENTIF. REFERENCE

SEP 7 11 41 AM '79

REGISTER
DAVIDSON COUNTY, TENN.

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5494 PAGE 813

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			1500 .50- CC 46.30 CO TX .50 PRFEE 6.00 MDEED CHECK 46.80- 9869A09/07/79 REL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 50634

IDENTIFICATION REFERENCE

SEP 7 11 41 AM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 710214