BOOK 5742 PAGE 117

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances O. Brown	Frances O. Brown	
(NAME) 4405 Tyne Boulevard	(NAME) 4405 Tyne Boulevard	130-14
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37215	(STREET ADDRESS) Nashville, Tennessee 37215	Par 241a
(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, William J. Anderson, III and wife, Sally Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frances O. Brown

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:

Being a parcel of land in Davidson County, Tennessee, and being a portion of Lot 2 of Block No. 1 of the Plan of a portion of T. J. Tyne's Tract, of record in Book 547, page 188, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at a concrete right of way marker in the southern margin of Tyne Boulevard, said monument being the common corner of Lots 2 and 3 on said plan; thence with common lot line S 25° 27' W, 419.0' to an iron pin, being the south-easterly corner of Lot 2 and the southwesterly corner of Lot 3; thence N 54° 17' W, 22.44' to an iron pin in the southern line of Lot 2; thence leaving said lot line N 28° 28' E, 414.24' to the point of beginning, containing 0.10 acres, more or less.

Being part of the same property conveyed to William J. Anderson, III by deed from Peggy W. Steine, of record in Book 5257, page 918, said Register's Office.

RUSH

IDENTIF. REFERENCE

MAY 6 3 06 PM '81

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

540715

unimproved X)
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, successors, assigns 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 hand this 4th day of May, 1981

William J. Anderson, III

Sally Anderson

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, Henriette P. Phillips, a Notary Public in and for said County and State, the within named William J. Anderson, III and wife, Sally Anderson, the bargainor, S 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, Tn.

this 4 day of May, 1981

Commission Expires: 10-18-81

Henriette P. Phillips
Notary Public

STATE OF)

COUNTY OF)

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 purpose 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 ___ day of _____, 19___.

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM

William J. Anderson, III and wife, Sally Anderson

TO

Frances O. Brown

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF)

COUNTY OF)

The actual consideration or value, whichever is greater, for this conveyance is $ 15000.00

R A Phillips

Subscribed and sworn to before me this 6th day of May, 1981

E Buckles
Notary Public

My Commission Expires:

4276 05/06/81 9:16 -01 CHEC

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

1000.00- CO
2.60 CO TX
.50 PRFEE
6.00 WDEED
CHECK 9.10-
4276A05/06/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G40715

IDENTIF. REFERENCE

MAY 6 3 06 PM '81

No. 820622