# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY mail
ROCHELLE & CALLIS — ATTORNEYS AT LAW

BOOK 5936 PAGE 28

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILL TO | MAP, PARCEL NUMBERS |
|---|---|---|
| Kenneth M. Anderson (NAME) | Kenneth M. Anderson (NAME) | Map -96-13 |
| 2831 Twin Lawn Drive (STREET ADDRESS OR ROUTE NUMBER) | 2831 Twin Lawn Drive (STREET ADDRESS) | Parcel - 106 |
| Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP) | Nashville, TN 37214 (CITY) (STATE) (ZIP) | 3DZ-60126 |

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, HILARY E. MORRIS and wife, NELLIE M. MORRIS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENNETH M. ANDERSON and wife, JEANNE W. ANDERSON, as tenents by the entireties,

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 Davidson County, Tennessee, being Lot No. 147, on the Plan of Twin Lawn Subdivision, of record in Book 2331, Page 9, Register's Office for said County.

Said Lot No. 147 fronts 80.0 feet on the southerly side of Twin Lawn Drive and runs back between lines 150.0 feet on the westerly side and 150.0 feet on the easterly side to a dead line in the rear on which it measures 80.0 feet.

Being the same property conveyed to Hilary E. Morris and wife, Nellie M. Morris by deed of record in Book 4469, Page 268, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:
(1). Setback lines, easements and other encumbrances contained in the Plan of Twin Lawn Subdivision of record in Plat Book 2331, Page 9, Register's Office of Davidson County, Tennessee.
(2). Restrictive covenants for Twin Lawn Subdivision of record in Book 2333, Page 511, Register's Office of Davidson County, Tennessee.

unimproved( )
This is improved(X) property known as 2831 Twin Lawn Drive, Nashville, TN 37214

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.

POSSESSION TO BE GIVEN on September 30, 1982.

Witness our hand s this 9th day of September 19 82.

Hilary E Morris
HILARY E. MORRIS

Nellie M. Morris
NELLIE M. MORRIS

OFFICIAL RECEIPT

STATE OF TENNESSEE )

COUNTY OF WILSON )

BOOK 5936 PAGE 29

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named HILARY E. MORRIS and wife, NELLIE M. MORRIS, the bargainor(s) XXXXXXXXXXXXX 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 Mt. Juliet, Tennessee, this 9th day of Sept., 1982.

Commission Expires: 6-12-85

Marilyn S. Price
Notary Public

STATE OF _____)

COUNTY OF _____)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, Themselves) to be the _____ and _____ respectively of _____ 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
HILARY E. MORRIS and wife, NELLIE M. MORRIS

TO
KENNETH M. ANDERSON and wife, JEANNE W. ANDERSON

H 0 8 0 0 2

IDENTIF. REFERENCE

SEP 13 8 33 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Rochelle & Callis
ATTORNEYS
LEBANON and MT. JULIET
TENNESSEE

STATE OF TENNESSEE )

COUNTY OF WILSON )

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $39,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Kenneth M. Anderson
Affiant

Subscribed and sworn to before me this the 9th day of Sept. 1982.

Marilyn S. Price
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-12-85

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

RECEIVED OF _____

FOR BOOK 5936 PAGE 30

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 39900.00- CO | |
| | | | 103.74 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 110.24- |
| 822409/13/82 | | | BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

H 0 8 0 0 2

IDENTIF. REFERENCE

SEP 13 8 33 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 924410