THIS INSTRUMENT PREPARED BY:
LOWE WATKINS
18th Floor, First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 6026 PAGE 776

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ANSEL L. DAVIS and wife MARY FOLLIN DAVIS 3417 Valley Brook Drive Nashville, Tennessee 37215	SAME	117-9 P 52

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty-Three Thousand Five Hundred Dollars ($123,500.00) paid by ANSEL L. DAVIS and wife MARY FOLLIN DAVIS, receipt of which is acknowledged, I, JAMES E. WOODARD, EXECUTOR UNDER THE WILL OF ANNE WOODARD ANDERSON, DECEASED, probated on January 21, 1983, and of record in Will Book 141, Page 684, Probate Court of Davidson County, Tennessee, have this day bargained and sold, and do hereby transfer and convey unto the said ANSEL L. DAVIS and wife MARY FOLLIN DAVIS, the Grantees herein, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Two tracts of land in Davidson County, Tennessee, as follows:

TRACT 1:

Being the southeast part of Lot No. 4 of Block No. 8 on the plan of Woodmont Estates, as of record in Book 974, page 29, Register's Office for said County, described according to a copy of a survey made May 24, 1938, by Z. J. Wilkinson, Surveyor, as follows:

Beginning at a point in the northwesterly margin of Valley Brook Road, the common corner of Lots Nos. 3 and 4; thence with the line between said lots, north 52 deg. west 170 feet to a stake; thence south 41 deg. 30' west 195 feet to a stake in the line between Lots Nos. 4 and 5; thence with the line between said lots, south 59 deg. 30' east 195 feet to the northwest corner of Valley Brook Road; thence with the margin of the same, northeasterly 171.1 feet to the point of beginning.

Being the same property conveyed to Joseph D. Anderson and wife, Anne W. Anderson, by deed from Gilbert M. F. Brauch and wife, Eunice N. Brauch, of record in Book 1676, page 549, Register's Office for said County. Joseph D. Anderson and wife, Anne W. Anderson having since died, he having predeceased her, and she having empowered James E. Woodard as Executor to sell said property by her Will of record in Will Book 141, page 684, Office of the County Court Clerk for Davidson County, Tennessee.

TRACT 2:

Being part of Lot No. 4 of Block 8 on the Plan of Woodmont Estates, as of record in Book 974, page 29, Register's Office for said County, described as follows:

Beginning on the southeasterly margin of Woodmont Circle at the corner of Lots Nos. 3 and 4; thence

southwardly 200 feet, more or less, to the common corner of Lots Nos. 4, 5 and 12; thence north 41 deg. 30' east 195 feet to the line between Lots Nos. 3 and 4; thence with the line between said two lots, north 52 deg. west 157.7 feet to the beginning.

Being the same property conveyed to Joseph D. Anderson and wife, Anne W. Anderson, by deed from the Third National Bank in Nashville, Trustee under the will of G. A. Puryear, Sr., of record in Book 1883, page 346, Register's Office for said County. Joseph D. Anderson and wife, Ann W. Anderson have since died, he having predeceased her, and she having empowered James E. Woodard as Executor to sell said property by her Will of record in Will Book 141, page 684, Office of the County Court Clerk for Davidson County, Tennessee.

This conveyance and the covenants and warranties herein are subject to the following exceptions:

Easement for public utilities as set out in deed of record in Book 1090, page 294, Register's Office for Davidson County, Tennessee.

Easement for telephone and light wires and pipe lines reserved in deed of record in Book 1883, page 346, Register's Office for Davidson County, Tennessee.

Possession will be given on or before March 25, 1983.

Taxes for 1983 have been prorated and are assumed by the grantees.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $123,500.00.

Arnold L. Davis
Affiant

SUBSCRIBED AND SWORN to before me, this 25th day of March, 1983.

Notary Public

My Commission Expires:

7-27-86

This is improved property, known as 3417 Valley Brook Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees their 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, except as herein stated.

I further covenant and bind myself as Executor to warrant and forever defend the title to said real estate to

said Grantees, their heirs and assigns, against the lawful claims of all persons, except as herein stated. The Grantor conveys, covenants and warrants as Executor and not individually.

WITNESS my hand this 25TH day of MARCH, 1983.

James E. Woodard, Estr.
JAMES E. WOODARD, EXECUTOR
UNDER THE WILL OF
ANNE WOODARD ANDERSON, DECEASED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named JAMES E. WOODARD, 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 25th day of March, 1983.

Lou Watson
Notary Public

My Commission Expires:

7-27-86

RUSH

IDENTIF. REFERENCE

MAR 25 12 18 PM '83

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN

H 38202

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6026 PAGE 779

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

[illegible] CO
[illegible] CO TX
[illegible] PRFEE
[illegible] MISC
CHECK 3.00,53-
6754A03/28/83 SAL .53

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

A 3 0 2 0 2

IDENTIF. REFERENCE

Mar 25 12 18 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 937667