BOOK 6756 PAGE 817

Mail

FROM: IRA T. ADAMS

TO: C. STEPHEN ANDERSON and wife, JEAN M. ANDERSON

This Instrument prepared by:
Alexander, King & Williams
203 Third Avenue South
Franklin, TN 37064

Address New Owner(s):
MR C STEPHEN ANDERSON
6097 HOG-JAW RD
NASHVILLE, TN 37220

Send Tax Bills To:
SAME

Map Parcel Number:
159-12-0-016.00

Field Book Number:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, IRA T. ADAMS, have bargained and sold, and by these presents do transfer and convey unto the said C. STEPHEN ANDERSON and wife, JEAN M. ANDERSON, their heirs, successors and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 63 on the plan of Oak Hill Estates, Section III, as of record in Book 4860, pages 3, 4 and 5, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more detailed description.
>
> Being the same property conveyed to Ira T. Adams by Quitclaim Deed from J. B. Downey, Trustee, of record in Book 5665, page 349, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said C. STEPHEN ANDERSON and wife, JEAN M. ANDERSON, their heirs, successors, and assigns, forever.

And IRA T. ADAMS does covenant with the said C. STEPHEN ANDERSON and wife, JEAN M. ANDERSON, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as follows:

> (1) Said property is subject to the 1986 property taxes, which will be paid by the Grantees in full, when due.
> (2) Restrictive covenants of record in Book 5010, page 245, Register's Office of Davidson County, Tennessee.
> (3) Conditions of Owner's Certificate as of record in Book 4360, page 5, Register's Office of Davidson County, Tennessee.

And IRA T. ADAMS does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said C. STEPHEN ANDERSON and wife, JEAN M. ANDERSON, their heirs, successors and assigns against the lawful

claims of all persons whomsoever.

MARTHA ADAMS, wife of IRA T. ADAMS, joins in this conveyance for the purpose of conveying whatever right, title or interest she may have in said property by reason of her marriage to the said IRA T. ADAMS.

WITNESS this 6TH day of January, 1986.

Ira T. Adams
IRA T. ADAMS

Martha Adams
MARTHA ADAMS

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared IRA T. ADAMS and wife, MARTHA ADAMS, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and seal at Franklin, Tennessee, this 6th day of January, 1986.

NOTARY PUBLIC

My Commission Expires: 7-16-86

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is Thirty Five Thousand Dollars ($35,000.00).

AFFIANT

SUBSCRIBED AND SWORN TO before me,

this 6th day of January, 1986.

NOTARY PUBLIC

My Commission Expires: 7-16-86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
JAN 7 8 55 AM '86
IDENTIFICATION REFERENCE
6 6 6 3 6

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

35000.00- CONT.
91.00 CSTAX
.50 PREE
6.00 WDE'D
CHECK 97.50-
3272A01/07/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 6 6 3 6

IDENTIFICATION REFERENCE

JAN 7 8 55 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 208087