THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Roy C. Anderson 4900 Lambert Drive Nashville, TN. 37220	same	6DA- 24125 MAP 118-8 PARCEL - 104

BOOK 6792 PAGE 252

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, TIMOTHY W. MAJORS and wife, PATRICIA D. MAJORS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROY C. ANDERSON and wife, BETTY J. ANDERSON

hereinafter called the Grantee, Grantee's 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. 159 on the plan of Grandview Heights, of record in Book 161, pages 14 and 15, Register's Office for said County.

SAID Lot No. 159 fronts 50 feet on the easterly margin of Winford Avenue and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Timothy W. Majors and wife, Patricia D. Majors by deed from Frank E. Hale, Jr. and wife, Martha Jean Hale, of record in Book 5945, page 268, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (un)improved property, known as 2416 Winford Avenue, Nashville, TN. 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 27th day of February, 1986.

Timothy W. Majors

Patricia D. Majors

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of February, 1986, before me personally appeared Timothy W. Majors and wife, Patricia D. Majors, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 22,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 27th day of February, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

WARRANTY DEED

from:

Timothy W. Majors, et ux

to:

ROY C. ANDERSON, et ux

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 24668

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
FEB 28 | 48 PM '86

IDENTIFICATION REFERENCE

7.9 2 8 8.

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

RECEIVED OF _____

FOR _____ BOOK 6792 PAGE 254

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

82500.00- CONT.
50.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 65.00-
8598A02/28/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9288

IDENTIFICATION REFERENCE

FEB 28 1 40 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 223035