BOOK 7344 PAGE 820

Prepared by: M. Wesley Hall, III
Attorney at Law
223 Madison Street
Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jerry W. Anders (NAME)	Loan Guaranty Officer (264) (NAME)	94-1 143
1105 Lenore Street (STREET ADDRESS OR ROUTE NUMBER)	Veterans Administration Regional Off. 110 9th Avenue South (STREET ADDRESS)	18W 10035
Nashville, TN 37206 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37203 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------.

Ten and No/100----------($10.00)---------- *Dollars,* cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the Grantees of the unpaid balance owing on a note in the original amount of $29,600.00 to the Administrator of Veterans Affairs, secured by a Deed of Trust to Billy Bushulen, Sandra Vaughan, Brenda Archbold and Thomas Staten, Trustees, of record in Book 7322, page 251, Register's Office for Davidson County, Tennesseee

Leland D. Watts and wife, Winnifred A. Watts,

have this day bargained and sold, and do hereby transfer and convey unto the said

Jerry W. Anders and wife, Judy C. Anders, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 70 on the Plan of Subdivision of Lot No. 3 - N. H. Hobson's Subdivision, property of the heirs of A. J. Caldwell, of record in Plat Book 421, page 78, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Leland D.Watts and wife, Winnifred A. Watts, by deed from the Administrator of Veterans Affairs of record in Book 7322, page 248, Register's Office for Davidson County, Tennessee.

6252U

IDENTIFICATION REFERENCE

SEP 4 9 07 AM '87

DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 37,500.00

Subscribed and sworn to before me, this the 2nd day of Sept. 19 87

Affiant Jerry W. Anders

My commission expires: May 13, 1990 (Affix Seal)

Notary Public Susan S. Tate

NOTARY PUBLIC TENNESSEE JAN 13 1990 DAVIDSON COUNTY

This is improved (XX) unimproved ( ) property, known as 1105 Lenore Street, Nashville, TN 37206 (House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Jerry W. Anders and wife, Judy C. Anders, their

(successors), 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 noted in the public records.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 2nd *day of* Sept. 19 87 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date*

Leland D. Watts
LELAND D. WATTS

Winnifred A. Watts by Leland D. Watts Atty. in Fact
WINNIFRED A. WATTS
By Leland D. Watts,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ...the undersigned..... *, a Notary Public in and for said County and State,* ....Leland D. Watts.....
.....
.....
the within named bargainor ..... *, with whom I am personally acquainted, and who acknowledged that* ...he..... *executed the within instrument for the purpose therein contained.*

Witness my hand and official seal at .....Madison..... *, Tennessee, this* .....2nd..... *day of* .....September..... *, 19* 87.

Commission expires .May 13, 1990.....

.....Susan S. Wise..... *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ... *, a Notary Public of the State and County aforesaid, personally appeared* ..... *, with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ..... *he as such* ..... *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ..... *this* ..... *day of* ..... *, 19* .....

..... *Notary Public*

Commission expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leland D. Watts, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the attorney-in-fact of the maker, Winnifred A. Watts, or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Madison, Tennessee, this 2nd day of September, 1987.

Susan S. Wise
NOTARY PUBLIC

Commission Expires: May 13, 1990

WARRANTY DEED

FROM
LELAND D. WATTS

TO
JERRY C. ANDERS

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

3750[illegible] CAMT.
105.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 111.50-
9415A09/04/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 2 5 2 0

IDENTIFICATION REFERENCE

SEP 4 8 07 AM '87

DAVIDSON COUNTY, TN

No. 13159