117710

PICK-UP

95 OCT 31 AM 9:26

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

# WARRANTY DEED

State of Tennessee )
County of Davidson )

The actual consideration or value, whichever is greater, for this transfer is $ 65,000.00

Affiant

Sworn to and subscribed before me this 30th day of October, 1995.

NOTARY PUBLIC

My Commission Expires: 5-14-98

This instrument prepared by:

**ROBERT F. SPANN, Attorney**
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

BOOK 9843 PG 375

| ADDRESS - NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NUMBER: |
|---|---|---|
| Howard W. Anderson, et ux | Same | Map 119-10 |
| P O Box 40048 | | Par. 92 |
| Nashville, TN 37204 | | |

**FOR AND IN CONSIDERATION** of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, C. Douglas Ferris, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Howard W. Anderson and wife, Sarah Anderson, hereinafter called Grantees, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 73 and the westerly 10 feet of Lot No. 72 on the plan of Hidden Acres, of record in Book 1130, page 89, Register's Office for said County.

Said Lot No. 73 and part of Lot No. 72 front together 85 feet on the northerly margin of Thompson Lane and extend back 165 feet, more or less, on the easterly line and 228 feet on the westerly line to a broken line in the rear, measuring 120.50 feet thereon.

Being the same property conveyed to C. Douglas Ferris by deed from Larry Gene Rodgers and wife, Dorothy G. Rodgers, of record in Book 5361, page 878, Register's Office for Davidson County, Tennessee.

This is improved property known as 88 Thompson Lane, Nashville, TN 37211 .

This conveyance is made subject to all easements, covenants, reservations, and restrictions which may be of record in said Register's Office.

The above described premises is not the place of usual residence of the Grantor herein.

**TO HAVE AND TO HOLD** the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, their heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs, 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.

WITNESS my hand this 30th day of October, 1995.

C. Douglas Ferris

C. DOUGLAS FERRIS

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

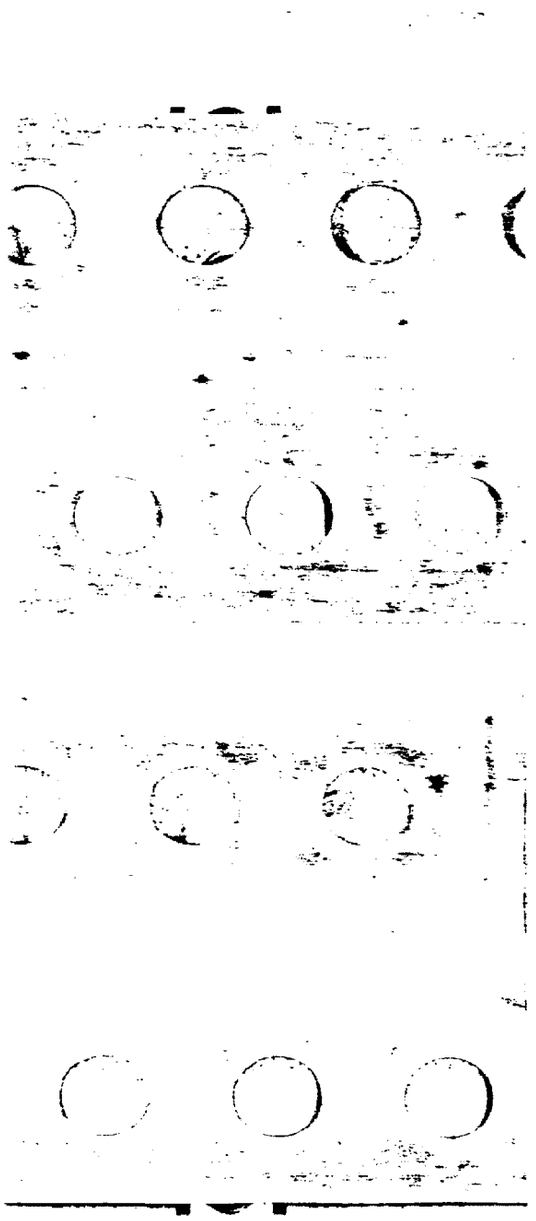
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, C. Douglas Ferris, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30th day of October, 1995.

NOTARY PUBLIC

My Commission Expires: 9-26-98

FILED 30 OCT 1995 03:03 PM
249.50



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

RECEIVED OF _____

FOR _____

BOOK 9843 PG 377

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | DART 65000.00 | |
| | | | DCN TX 260.50 | |
| | | | PRFEE 1.00 | |
| | | | AGREED 3.00 | |
| | | | TOTAL 269.50 | |
| | | | CHECK 269.50 | |
| [illegible] | [illegible] | [illegible] | 09:26 0001 2712 | |

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

0117718
RECEIVED FOR REFERENCE

95 OCT 31 AM 9:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 971361