MADISON TITLE COMPANY

WARRANTY DEED

For and in consideration of the sum of One and no/100 - DOLLARS ($ 1.00),
cash in hand paid, receipt of which is hereby acknowledged, and in consideration have assumed and agreed to pay the unpaid balance of a note to First Federal Savings & Loan Association of Nashville in the principal amount of $ 10,000.00, with interest at the rate of 5% per annum, said note is secured by a deed of trust of record in book 2823, page 285, said Register's Office. This note is to be paid by John E. Andrus and wife Mavis Andrus.

Howard Hamilton Garvey and wife

Mary Miller Garvey

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

John E. Andrus and wife Mavis Andrus

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 5 on the Map of Nawakwa Hills Annex, as of record in book 843, page 64 Register's Office for said County.
Said Lot No. 5 fronts 219.25 feet on the easterly side of Neely's Bend Road and runs back between lines, as measured from the center line of said road, north 66-3/4* east 1000 feet to a dead line, on which it measures 219.25 feet, containing 5 acres, more or less.

Being the same property conveyed to Howard Hamilton Garvey et ux Mary Miller Garvey by deed from John E. Andrus and wife Mavis Andrus as of record in book 3026 page 501 in said Register's Office for said County.

To Have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 12 day of Aug, 1963

Howard Hamilton Garvey

Mary Miller Garvey

STATE OF TENNESSEE
COUNTY OF

Before me, Homer E. Chance, a Notary Public in and for the State and County aforesaid, personally appeared the within named Howard Hamilton Garvey et ux Mary Miller Garvey
the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee,
this, the 12 day of Aug 1963 Homer E. Chance Notary Public.

My commission expires: Oct - 28-1964

WARRANTY DEED
79277
From
HOWARD HAMILTON GARVEY ET UX
To
JOHN E. ANDRUS ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record AUG 19 A.D. 1963
Noted in Book Page
Recorded in Book Page
Recording Fee $
Register
Deputy Reg.

MADISON TITLE COMPANY
533 Gallatin Rd.
Madison, Tennessee