3705

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100----------DOLLARS

Cash paid by Carroll D. Shanks and wife, Adair S. Shanks, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said Carroll D. Shanks, of the unpaid principal balance of a note in the original amount of $25,000.00, secured by deed of trust to E.A.Goodloe, Trustee, dated October 30, 1960, filed December 30, 1960, and recorded in book 3187, page 275, RODC, Tennessee, we Joe R. Andrews, Jr. and wife, Allison B. Andrews *have bargained and sold, and by these presents do transfer and convey unto the said*

Carroll D. Shanks and wife, Adair S. Shanks

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being lot No. 26 on the Map of Comptonwood Subdivision, as of record in book 974, page 10, Register's Office for said County.

Said lot No. 26 fronts 100 feet on the easterly side of Estes Avenue or Compton Road, and runs back between parallel lines 307.5 feet to a dead line.

Being the same real property conveyed to Joe R. Andrews, Jr. and wife, Allison B. Andrews, by deed from Willie Jakes Sprott and Husband, dated December 30, 1960, filed December 30, 1960, and recorded in book 3166, page 93, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Carroll D. Shanks and wife, Adair S. Shanks their *heirs and assigns, forever.*

And we *do covenant with the said* Carroll D. Shanks and wife, Adair S. Shanks *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as stated herein, and the 1964 taxes which have been prorated and assumed by the buyer.

And we, Joe R. Andrews, Jr. and wife, Allison B. Andrews *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Carroll D. Shanks and wife, Adair S. Shanks, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand* s *this* 23rd *day of* March, 19 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Joe R. Andrews, Jr.

X Allison B. Andrews

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gloria Riches, *a Notary Public in and for said County and State,* Joe R. Andrews, Jr. and wife, Allison B. Andrews

the within named 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 Nashville, *Tennessee,*
this 23rd *day of* March, 1964.

Gloria Riches *Notary Public*

Commission expires 2-5-67

$35,000.00 20802 G 177602

WARRANTY DEED

FROM Joe R. Andrews, Jr., et ux,

TO Carroll D. Shanks, et ux,

Adair S. Shanks

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received in record 24 day
at 8:45 A.M.
Noted in Book 768 Page 20
Recording Fee $ 2.00
Deputy Reg.

Compliments of Guaranty Title Company

Dobson & Johnson, Inc.

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