This instrument was prepared by CLYDE P. HOLLAND, Attorney, law firm of Warfield, Entrekin & Jones, Third National Bank Building, Nashville, Tennessee 37219

# WARRANTY DEED

BOOK 4464 PAGE 231

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Robert J. Andrews (NAME) | First & Mid-South Mortgage Co. (NAME) | Map 104-15 |
| 2702 West Linden Ave. (STREET ADDRESS OR ROUTE NUMBER) | 410 Union Street (STREET ADDRESS) | Par. 133 |
| Nashville, Tenn 37212 (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee 37219 (CITY) (ZONE) (STATE) | |

FOR AND IN CONSIDERATION of the sum of -----TEN AND NO/100----------
----------($10.00)----------
Dollars,

cash in hand paid by the hereinafter named Grantee, and other good and valuable consideratons, the receipt of which is hereby acknowledged, we

Richard Leon Cornwell, Single ~~and Richard Carse Cornwell, Single~~

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

Robert J. Andrews, Single

his (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the easterly half of lot No. 10 on the Map of Sunset Park Subdivision, as of record in book 332, page 132, Register's Office for said County.

SAID part of Lot No. 10 fronts 50 feet on the north side of West Linden Avenue and runs back 163.95 feet more or less on the west line and 162.9 feet on the east line to the southerly line of lot No. 19 on which it measures 50 feet.

BEING the same property conveyed to Richard Leon Cornwell and Richard Carse Cornwell, by deed from Maurice A. Hines and wife, of record in book 3028, page 34, said Register's Office. The said Richard Carse Cornwell having since died leaving Richard Leon Cornwell his sole heir at law.

CONVEYANCE is subject to easement for joint driveway as set out in an agreement between Charles R. Johnson, Jr., et al, and Corinne Eastman Anderson, of record in book 1874, page 77, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,200.00

Subscribed and sworn to before me, this the 27 day of November 19 70

Affiant

My commission expires: 5-12-74
(Affix Seal)

Notary Public

This is ( ) unimproved ( X ) improved property, known as 2702 West Linden Ave., Nashville, Tenn 37212
(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

Robert J. Andrews, Single

his (successors),

heirs and assigns forever. We I covenant that ~~we are~~ I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. unless otherwise herein set out.

I ~~we~~ do further covenant and bind ~~ourselves~~ myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said

Robert J. Andrews, Single

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

Witness ~~our~~ my hand this 27th day of November, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Richard Leon Cornwell

RICHARD LEON CORNWELL

~~RICHARD CARSE CORNWELL~~

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4464 PAGE 232

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* Richard Leon Cornwell ~~and Richard Carse Cornwell~~

*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* ~~20~~ 27 *day of* November, *19*70

*Commission expires* 5-12-74 *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* ~~THE UNDERSIGNED~~, *a Notary Public of the State and County aforesaid, personally appeared* ~~Richard Leon Cornwell and~~ *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*

**WARRANTY DEED**

FROM
RICHARD LEON CORNWELL,
~~RICHARD CARSE CORNWELL~~
TO

ROBERT J. ANDREWS

DEC-3 70 CONV 16,200.00
DEC-3 70 S'TAX A* 42.12
DEC-3 70 PR'FEE A* .50
DEC-3 70 W'DEED A* 3.00 * 45.62

A 9 8 1 4 7

IDENTIF. REFERENCE

DEC 3 1 53 PH '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE