WARRANTY DEED

BOOK 5057 PAGE 773

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF Aug. 1976

Notary Public

MY COMMISSION EXPIRES: 11. 2[illegible] 1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys., 217 Shady Grove Rd., Nashville, Tn. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald H. Andrus, et ux (NAME)	First & Mid South Mtge Co (NAME)	
4540 Xavier Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2568 (STREET ADDRESS)	148-8
Antioch Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville Tn. 37219 (CITY) (STATE) (ZIP)	129 Pt

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Gregory C. Knight and wife, Linda Knight

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald H. Andrus and wife, Charlotte K. Andrus

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot #105 on the plan of Oakwood Terrace, Section II, as of record in Book 4460, page 118, Register's Office for Davidson County, Tennessee.

SAID lot #105 fronts 65 feet on the northerly side of Xavier Drive and runs back between parallel lines 130 feet.

BEING the same property conveyed to Gregory C. Knight and wife, Linda Knight by deed from Hinson Builders, a partnership comprised John Hinson, Horace Young, and Dorris Young, as of record in Book 4825, page 334, said Register's Office.

THE Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4825, page 336, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This is unimproved (X) improved ( ) property, known as 4540 Xavier Drive (House Number) (Street) Antioch, Tennessee 37013 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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 our hand/s this 13th day of August, 19 76

Gregory C Knight

Linda Knight

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory C. Knight and wife, Linda Knight

the bargainors, 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 this 13th day of August, 1976

Notary Public.

Commission Expires 11-20-76

STATE OF _____
_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon {his oath / their several oaths} acknowledged {himself / themselves} to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that {he / they} as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____ Notary Public

D 63407

IDENTIF. REFERENCE

AUG 16 2 17 PM '76

FEE: REGISTER
DAVIDSON COUNTY, TENN.

MAIL TO:
W. G. TRABER
NASHVILLE, TENN. 37214

AUG 16 76	CONV	27,966.00		
AUG 16 76	S'TAX		B* 72.80	
AUG 16 76	PR'FEE		B* .50	
AUG 16 76	W'DEED		B* 4.00	* 77.30

WARRANTY DEED

FROM Gregory C. Knight, et ux

TO Ronald H. Andrus, et ux

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Service

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York