BOOK 5105 PAGE 861

WARRANTY DEED

Mail -7

THIS INSTRUMENT PREPARED BY
ADDISON and CRAWFORD
FIRST AMERICAN CENTER

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Arthur R. Mills and wife, Ellen P. Mills (NAME)	Engel Mortgage Company, Inc. (NAME)	Map 131-9
1623 Ash Valley Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	Par 41
Nashville, Tenn. 37215 (CITY) (P. O. ZONE) (STATE)	Birmingham, Alabama 35201 (CITY) (ZONE) (STATE)	

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

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the agreement by Grantees to assume the present indebtedness evidenced by a Deed of Trust of record in Book 4992, page 86, Register's Office for Davidson County, Tennessee.

We, Robert P. Andersen and wife, Joan C. Andersen

have this day bargained and sold, and do hereby transfer and convey unto the said Arthur R. Mills and wife, Ellen P. Mills their ~~successors~~, *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 255 on the Plan of Tynewood Estates, Section Two, of record in Plan Book 2900, pages 89 and 90, Register's Office for said County.

Said Lot No. 255 fronts 282.6 feet on the southerly margin of Ash Valley Drive and extends back 267.7 feet on the westerly line which is a broken line and 220.0 feet on the easterly line to a dead line in the rear, measuring 369.7 feet thereon.

Being the same property conveyed to Robert P. Andersen and wife, Joan C. Andersen, by deed from Jerry O. Bradley and wife, Gwynn H. Bradley, recorded in Book 4992, page 84, Register's Office for said County.

This conveyance is made subject to the following encumbrances:
1. 1977 taxes, to be prorated and assumed by Grantees.
2. Ten-foot easement for public utilities along the westerly and rear line of premises and drainage and anchor easement located on premises, 90-foot building set-back line from Ash Valley Drive, and conditions of owner's certificate as shown on Plan of record in Book 2900, pages 89 & 90, Register's Office for Davidson County, Tennessee. (cont.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 79,375.00

Subscribed and sworn to before me, this the 13th day of January 1977

Affiant

My commission expires ~~March 30, 1978~~ My Commission Expires August 15, 1979

Notary Public

This is improved ~~XX~~ property, known as 1623 Ash Valley Drive, Nashville, Tenn. 37215
(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 Arthur R. Mills and wife, Ellen P. Mills their ~~successors~~, *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Arthur R. Mills and wife, Ellen P. Mills their ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 13th day of January 1977 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

X Robert P. Andersen
ROBERT P. ANDERSEN

X Joan C. Andersen
JOAN C. ANDERSEN

XXXXXXXXXXXXXXXXXX }
XXXXXXXXXXXXXXXXXX }

Personally appeared before me, Carole Wittkopp, *a Notary Public in and for said County and State,* Robert P. Andersen and wife, Joan C. Andersen

the within named bargainor..., 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 Chicago, Illinois XXXXXX *this* 11th *day of* January, *19*77.

Carole Wittkopp *Notary Public*

Commission expires March, 1979

CAROLE WITTKOPP NOTARY PUBLIC COOK COUNTY, ILL.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ..., *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 ....

(cont.)

4. Restrictive covenants contained in an instrument of record in book 3069, page 566, Register's Office for Davidson County, Tennessee.

JAN 14 77	CONV	79,375.00			
JAN 14 77	S'TAX		B*	206.44	
JAN 14 77	PR'FEE		B*	.50	
JAN 14 77	W'DEED		B*	4.00	* 210.94

WARRANTY DEED

FROM
ROBERT P. ANDERSEN and wife, JOAN C. ANDERSEN

TO
ARTHUR R. MILLS and wife, ELLEN P. MILLS

D 8 5 2 1 9

...FERENCE

JAN 14 11 01 AM '77

...TER
DA... TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238