BOOK 5109 PAGE 383

FORM NO. WD-1

STATE OF VIRGINIA
COUNTY OF SPOTSYLVANIA

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

X Charles B. Andrews, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December, 19 76

Notary Public

MY COMMISSION EXPIRES: April 17, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR., ATTORNEY 3300 Hillsboro Road, Nashville, Tenn. 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel G. Alvarez, et ux	Same	map 136-7
3752 Anderson Road or	(NAME)	
3800 Lake Aire Drive		Par 60
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37214		2D-38691
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, CHARLES B. ANDREWS, JR. and wife, BONNIE T. ANDREWS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAMUEL G. ALVAREZ, and wife, RUTH C. ALVAREZ

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 No.79 on the Plan of Priest Lake Park, Section 2, of record in Book 4175, pages 56, 57, and 58, Register's Office for said County, to which plan reference is here made for a more complete and accurate legal description.

BEING the same property conveyed to Charles B. Andrews, Jr. and wife, Bonnie T. Andrews, by deed from Philhall Corporation, of record in Book 4521, page 85, Register's Office for Davidson County, Tennessee.

SUBJECT to restrictive covenants of record in Book 4317, page 17, and limitations contained on the plan of record in Book 4175, pages 56, 57, and 58, all in the Register's Office for Davidson County, Tennessee.

37214

This is improved (XX) unimproved ( ) property, known as 3752 Anderson Road or 3800 Lake Aire Drive, Nashville, Tn.
(House Number) (Street) (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 hands this 28th day of December, 19 76

Charles B. Andrews, Jr.

Bonnie T. Andrews

STATE OF ~~TENNESSEE~~ VIRGINIA
~~Davidson~~ County of Spotsylvania

BOOK 5109 PAGE 384

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles B. Andrews, Jr. and wife, Bonnie T. Andrews

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 Fredricksburg, ~~Tennessee~~ Virginia, this 28th day of December 19 76

Commission expires 4/17/79

Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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 8 6 8 9 5

IDENTIF. REFERENCE

JAN 26 3 14 PM '77

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

CHARLES B. ANDREWS, JR., ET UX

TO

SAMUEL G. ALVAREZ, ET UX

JAN 26 77	CONV	50,000.00			
JAN 26 77	S'TAX		B*	130.00	
JAN 26 77	PR'FEE		B*	.50	
JAN 26 77	R'DEED		B*	4.00	* 134.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.