This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5129 PAGE 370

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| John E. Andrews, et ux | The Chamberlain Company | Map 83-15 |
| (NAME) 247 Riverside Drive | (NAME) 620 Lindsay Street | Parcel 76 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37206 | (STREET ADDRESS) Chattanooga, Tenn. 37403 | 15Da-39336 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by John E. Andrews and wife, Janie M. Andrews and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Carol A. Croft, Nolen E. Wilson and J. Dan Gill, individually and doing business as C. G. & W. Investments, a partnership,

*have this day bargained and sold, and do hereby transfer and convey unto the said* John E. Andrews and wife, Janie M. Andrews, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Fortland Park, Section 1, Addition 1, as of record in Book 2854, page 68, Register's Office for said County.
Said Lot No. 36 fronts 85 feet on the easterly side of Riverside Drive and runs back between lines 166.1 feet on the northerly line and 121 feet on the southerly line to a dead line in the rear on which it measures 83.54 feet.

Being the same property conveyed to Carol A. Croft, Nolen E. Wilson and J. Dan Gill, individually and doing business as C. G. & W. Investments, a partnership, by deed from Boyd B. Redding and wife, Jo Anne Redding, recorded in Book 5104, page 454, Register's Office for said County.

This conveyance is subject to restrictive covenants of record in Book 2963, page 618, and as amended in Book 3431, page 100, and an easement for sanitary sewers/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5114, page 823, Register's Office for Davidson County, Tennessee. This conveyance is also subject to a 10-foot easement for public utilities along rear line of premises, 10-foot sewer easement along southerly part of premises and along easterly part of premises, 40-foot building setback line from Riverside Drive, and conditions of owner's certificate, as shown on plan of record in Book 2854, page 68, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this tranefer is $ 31,750.00

Subscribed and sworn to before me, this the 29th day of March 1977

Affiant Doris Moran

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Ensley

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved (X) property, known as 247 Riverside Drive (House Number) (Street) Nashville, Tennessee 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* John E. Andrews and wife, Janie M. Andrews, 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 for 1977 taxes which are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John E. Andrews and wife, Janie M. Andrews, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 29th *day of* March, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

C. G. & W. Investments, a partnership

Carol A. Croft Partner
Nolen E. Wilson Partner
J. Dan Gill Partner

Carol A. Croft
Nolen E. Wilson
J. Dan Gill

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*STATE OF TENNESSEE }*
*COUNTY OF DAVIDSON }*

*Personally appeared before me,* ....., *a Notary Public in and for said County and State,* Carol A. Croft, Nolen E. Wilson and J. Dan Gill, individually and doing business as C. G. & W. Investments, a partnerhsip ..... *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* 29th *day of* March, *1977*

*Commission expires* 4/21/80

Mary Ensey *Notary Public*

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MARY ENSEY

*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 Cs*.....

*Witness my hand and seal, at office in* ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

*Commission expires*.....

PLEASE RETURN TO Mail
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG 3/29/78
ASHVILLE, TENN. 37201

**WARRANTY DEED**

FROM

Carol A. Croft, et al

TO

John E. Andrews, et ux

D 96163

IDENTIF. REFERENCE

MAR 30 11 40 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

**Chicago Title Insurance Company**
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

| | | | | | |
|---|---|---|---|---|---|
| MAR 30 77 | CONV | 31,750.00 | | | |
| MAR 30 77 | S'TAX | | B* | 82.42 | |
| MAR 30 77 | PR'FEE | | B* | .50 | |
| MAR 30 77 | M'DEED | | B* | 4.00 | * 86.92 |