This Deed Prepared By
Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, TN. 37217

WARRANTY DEED

BOOK 5131 PAGE 388

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Boris T. Andreeff, Et Ux	John W. Murphree Company	136-14
(NAME)	(NAME)	
560 Castlegate Drive	1283 Murfreesboro Road	Par 13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37217	Nashville, TN. 37217	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

MAL

FOR AND IN CONSIDERATION of the sum of ---------$10---------

----------Ten and no/100 ---------- *Dollars,*

Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged, including the assumption of balance due on a note executed by Roger Legare and wife Kathy L. Legare, secured by a deed of trust of record in Book 4822, page 73, Register's Office for Davidson County, Tennessee, dated June 3, 1974 to secure John W. Murphree Company, in the original amount of $43,700.00, payable as therein specified, John W. Murphree, Trustee. Said note and deed of trust has been assigned to Roselle Savings and Loan of record in Book 4842, page 883, Registers Office of Davidson County, Tennessee.

We, Eugene G. Simon, Jr. and wife Clare B. Simon
have this day bargained and sold, and do hereby transfer and convey unto the said Boris T. Andreeff and wife, Marsha Lee Andreeff

their ~~XXXXXX~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Castlegate, Section 1, of record in Plat Book 4460, page 115, Register's Office for said County.

Said Lot No. 16 fronts 90 feet on the easterly margin of Castlegate Drive and extends back between parallel lines 150 feet to a line on the rear.

Being the same property conveyed to Eugene G. Simon, Jr., and wife Clare B. Simon, by deed from Roger W. Legare and wife Kathy L. Legare, recorded in Book 4893, page 246, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 50,000.00

Subscribed and sworn to before me, this the 25th day of April 19 77

Affiant

My commission expires: 2/3/75 (Affix Seal)

Notary Public

This is {unimproved ( ) / improved (X)} property, known as 560 Castlegate Drive, Nashville, Tn. 37217
(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 Boris T. Andreeff and wife Marsha Lee Andreeff

their ~~XXXXXX~~ *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 deed of trust assumed above.

We *further covenant and bind* ourselves our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Boris T. Andreeff and wife Marsha Lee Andreeff

their ~~XXXXXX~~ *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 25th 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.*

Eugene G. Simon, Jr.

Clare B. Simon

CALIFORNIA

STATE OF ~~TENNESSEE~~ }
COUNTY OF ~~DAVIDSON~~ } Los Angeles

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Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Eugene G. Simon, Jr. and wife Clare B. Simon

Eugene G Simon Jr Clare B. Simon

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 Redondo Beach California ~~Tennessee~~,
this 25th *day of* March *, 19*77.

Commission expires October 25, 1978 Stella Kent *Notary Public*

OFFICIAL SEAL
STELLA KENT
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires OCT 25, 1978

205 Avenue I, Redondo Beach, CA 90277

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 .....

APR-5 77	CONV	50,000.00			
APR-5 77	S'TAX		B*	130.00	
APR-5 77	PR'FEE		B*	.50	
APR-5 77	D'DEED		B*	4.00	* 134.50

WARRANTY DEED

FROM

Eugene G. Simon, Jr. Et Ux

TO

Boris T. Andreeff, Et Ux

D 9 7 1 2 1

IDENTIF. REFERENCE

APR 5 3 28 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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