This Instrument Prepared By:

DAVID B. HERBERT

Ostate, Kelley, Herbert & Crawford

23rd Floor, L & C Tower

Nashville, Tennessee 37219

BOOK 5158 PAGE 206

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
103-6-166	Mr/Mrs Ross Reale 5635 Knob Road Nashville, Tenn. 37209	New Owners
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
8DA-55797	5635 Knob Road	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged; we,

JUN13 CONV 37,850.00
JUN13 S'TAX B* 98.28
JUN13 PR'FEE B* .50
JUN13 W'DEED B* 4.00 * 102.78

ANDREWS PROPERTIES, INC.,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROSS REALE AND WIFE, ROSE HAILEY REALE

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Brookside Courts, Addition No. 2, of record in Book 1835, page 47.

Said Lot No. 63 fronts 75 feet on the southerly side of Knob Road and extends back between parallel lines having a length of 300 feet to a dead line on the rear which measures 75 feet thereon.

Being part of the same property conveyed to Andrews Properties, Inc., by deed from Nelson C. Andrews and wife, Sue Andrews, of record in Book 5107, page 420.

This conveyance is made subject to a certain 10 foot sewer easement crossing the southwest corner of said lot.

Grantor further for a part of said consideration has bargained and sold and does hereby transfer and convey unto the said Ross Reale and wife, Rose Hailey Reale, all of its right, title and interest in and to a certain joint drive easement between it and Louis Gino Marchetti, Jr., and wife, concerning the common drive between Lots 62 and 63 on the Plan of Brookside Courts Addition No. 2, said easement being of record in Book 5130, page 135.

This deed is prepared by David B. Herbert, Attorney at Law, 23rd Floor, L & C Tower, Nashville, Tennessee, from the information furnished by the parties.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. except as shown above and 1977 taxes which have been prorated and assumed by Grantees herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 10th day of June, 1977.

ANDREWS PROPERTIES, INC.

By: [signature]

Title:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5158 PAGE 207

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 37,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF June 19 77

MY COMMISSION EXPIRES 8/6/77 (AFFIX SEAL) Notary Public

E0864 5

IDENTIF. REFERENCE

JUN 13 10 38 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

ANDREWS PROPERTIES, INC.

TO

ROSS REALE AND WIFE, ROSE HAILEY REALE

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

DAVID B. HERBERT
23rd Floor, L & C Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Somer E. White, a Notary Public in and for the State and County aforesaid, personally appeared Nelson Andrews and _____ with whom I am personally acquainted, and who upon oath acknowledged Nelson Andrews to be the President and _____, respectively, of Andrews Properties, Inc. a corporation, the bargainor, and that he, as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said Nelson Andrews as such _____ and attesting the same by the said Nelson Andrews as such _____

Witness my hand and official seal at Nashville, Tennessee this, the 10th day of June, 19 77.

Notary Public