This Instrument Prepared By:
DAVID R. HUDDLESTON
Ortale, Kelley, Herbert & Crawford
2300 Fifth & C Tower
Nashville, Tennessee 37219

BOOK 5258 PAGE 971

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
148-8-63	Mr/Mrs James T. Andrews	Dobson & Johnson, Inc. Suite 1800 1 Commerce Place Nashville, TN. 37239
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 16717-003
2DU-23020	4594 Artelia Drive	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) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest on a certain note dated August 28, 1973, in the original principal sum of $26,500.00, payable to Dobson & Johnson, Inc., in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Roger N. Shelton and wife, to Albert Wm. Johnson, Trustee, as of record in Book 4742, page 236,

ROGER N. SHELTON and wife, WANDA FAYE SHELTON
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES T. ANDREWS AND WIFE, SANDRA ANDREWS

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:

Being Lot No. 37 on the Plan of Oakwood Terrace, Section 1, as of record in Book 4460, page 55.

Said Lot No. 37 fronts 64.80 feet on the east side of Artelia Drive and extends back 152 feet on the south line and 108.41 feet on the north line, to a dead line measuring 82.27 feet thereon.

Being the same property conveyed to Roger N. Shelton and wife, Wanda Faye Shelton, by deed from Ralph Stevens and Melvin Jones, Partners, d/b/a American Homes, as of record in Book 4742, page 234.

This conveyance is made subject to restrictions of record in Book 4559, page 72.

MAR-3 78	CONV	36,446.60			
MAR-3 78 S'TAX			B*	94.64	
MAR-3 78 PR'FEE			B*	.50	
MAR-3 78	W'DEED		B*	4.00	* 99.14

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 1978 taxes which have been prorated and assumed by Grantees.

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 2nd day of March, 19 78

Roger N. Shelton
Roger N. Shelton

Wanda Faye Shelton
Wanda Faye Shelton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Roger N. Shelton and wife, Wanda Faye Shelton 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 Nashville, Tennessee this, the 2nd day of March, 19 78.

My commission expires: 7-27-81

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:

$ 36,446.60

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 1978

MY COMMISSION EXPIRES: 7-27-81 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM ROGER N. SHELTON AND WIFE

TO JAMES T. ANDREWS AND WIFE

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IDENTIF. REFERENCE

MAR 3 2 57 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, 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 _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires: _____ Notary Public