Instrument Prepared By:
[illegible]

BOOK 5273 PAGE 35

Keay, Herbert & Crawford
oor, L & C Tower
Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
103-6-206	Ms. Claudia W. Pickard	Claudia W. Pickard
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
8DA-57167	5611 Stoney Way Trail	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,

APR 13 00 CONV 41,900.00
APR 13 00 S'TAX B* 108.94
APR 13 00 PR'FEE B* .50
APR 13 00 W'DEED B* 4.00 * 113.44

ANDREWS PROPERTIES, INC.
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CLAUDIA W. PICKARD

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. 44 on the Plan of Brookside Courts Addition No. 3, as of record in Book 1835, page 107.

Said Lot No. 44 fronts 97.25 feet on the southerly margin of Stoney Way Trail and 64.83 feet on the easterly margin of Branch Creek Road, said frontages being joined by a curve having a length of 39.93 feet and extends back 161.5 feet along the southwesterly line and 158.5 feet along the easterly line to a point of intersection.

Being part of the property conveyed to Andrews Properties, Inc., by deed from Nelson C. Andrews and wife, Sue Andrews, as of record in Book 5246, page 370.

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 for 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 7th day of April, 1978.

ANDREWS PROPERTIES, INC.

Attest: Sue Andrews
Sue Andrews, Secretary

By: Nelson C. Andrews
Nelson C. Andrews, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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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

$ 41,900.00

X Claudia W. Pickard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF April, 78

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL) Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

ANDREWS PROPERTIES, INC.

TO

CLAUDIA W. PICKARD

E 5965.4

IDENTIF. REFERENCE

APR 13 12 07 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, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Nelson C. Andrews and Sue Andrews, with whom I am personally acquainted, and who upon oath acknowledged themselves to be the President and Secretary, respectively, of Andrews Properties, Inc., a corporation, the bargainor, and that they, as such President and Secretary, 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 C. Andrews as such President, and attesting the same by the said Sue Andrews as such Secretary.

Witness my hand and official seal at Nashville, Tennessee, this, the 7th day of April, 1978.

My commission expires: 7-27-81 Notary Public