This instrument prepared by:
Joseph H. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5306 PAGE 41

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Billy Steve Andrews et ux	Molton, Allen & Williams, Inc.	Map 136-15
(NAME)	(NAME)	
	P. O. Box 10025	Parcel 13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Birmingham, Alabama 35202	
(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 Billy Steve Andrews and wife, Kay R. Andrews and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Billy Steve Andrews and wife, Kay R. Andrews, have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $58,500.00 secured by deed of trust of record in Book 5259, page 267, Register's Office for Davidson County, Tennessee,

We, Gary W. Wabaunsee and wife, Deardi A. Wabaunsee

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

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Section One, Harbour Town Village, of record in Book 4675, pages 3 & 4, Register's Office for said County.

Said Lot No. 87 fronts 84.18 feet on the southwesterly margin of Harbour View Drive and extends back 130.52 feet on the northwesterly line and 150.20 feet on the southeasterly line to a broken line in the rear, measuring 114.18 feet thereon.

Being the same property conveyed to Gary W. Wabaunsee and wife, Deardi A. Wabaunsee, by deed from Joseph H. Bowles and wife, Patricia D. Bowles, of record in Book 5259, page 265, said Register's Office.

This conveyance is subject to a 10-foot easement for public utility and drainage purposes, 2.5 X 25-foot utility anchor easement, 40-foot setback line from Harbour View Drive, and conditions of Owner's Certificate of record in Book 4675, pages 3 and 4, said Register's Office, and restrictive covenants of record in Book 4806, page 87, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 64,000.00

Subscribed and sworn to before me, this the 30th day of June 19 78

My commission expires: 1-19-82 (Affix Seal)

Affiant Billy Steve Andrews

Notary Public Doris E. Moore

This is unimproved ( ) improved (X) property, known as 2921 Harbour View 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 Billy Steve Andrews and wife, Kay R. 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 1978 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* Billy Steve Andrews and wife, Kay R. Andrews, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 30th day of June, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gary W. Wabaunsee

Gary W. Wabaunsee

Deardi A. Wabaunsee

Deardi A. Wabaunsee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* Gary W. Wabaunsee and wife, Deardi A. Wabaunsee,

*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* 30th *day of* June, *19* 78.

Doris E. Moran
Notary Public

DORIS E. MORAN NOTARY PUBLIC AT LARGE STATE OF TENN.

Commission expires 1-18-82

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 .....

JUN30 78	CONV	64,400.00			
JUN30 78 S'TAX			B*	167.44	
JUN30 78 PR'FEE			B*	.50	
JUN30 78	W'DEED		B*	4.00	* 171.94

FIRST AMERICAN CENTER
NASHVILLE, TENN. 37239

WARRANTY DEED 223457S

FROM
Gary W. Wabaunsee et ux

TO
Billy Steve Andrews et ux

E 7 4 3 4 8

IDENTIF. REFERENCE

JUN 30 2 01 PM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

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