113299-C

BOOK 5349 PAGE 401

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF October, 19 78

Notary Public

MY COMMISSION EXPIRES: 4-23-82

(AFFIX SEAL)

This Instrument Was Prepared By

DENNEY, LACKEY & CHERNAU THIS INSTRUMENT WAS PREPARED BY
218 Third Avenue North
Nashville, Tennessee 37201 ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Wayne Griffiths (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 103-10
713-715 Branch Creek Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 10
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	8DA-57007

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, NELSON C. ANDREWS AND WIFE, SUE ANDREWS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID WAYNE GRIFFITHS AND WIFE, MARY CATHERINE GRIFFITHS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Brookside Courts Addition No. 3, as of record in Book 1835, page 107, said Register's Office.

Said Lot No. 30 fronts 85 feet on the northerly side of Branch Creek Road and extends back 144.8 feet on the northeasterly line and 160 feet on the southwesterly line to a broken line in the rear, measuring 86.8 feet thereon.

Being the property conveyed to Nelson C. Andrews and wife, Sue Andrews by deed from Brookside Court #3, Inc., of record in Book 5044, page 703, Register's Office for Davidson County, Tennessee.

Nelson C. Andrews and wife Sue Andrews conveys their interest in the driveway easements granted to them from Elizabeth Seay West of record in Book 5268, page 760, said Register's Office, and from John T. Hill, Jr. and wife, Patricia T. Hill of record in Book 5168, page 596, said Register's Office, to the grantees herein.

unimproved ( )
This is improved (X) property, known as 713-715 Branch Creek Road, Nashville, Tennessee 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 10 day of October, 19 78

Nelson C. Andrews

Sue Andrews

305

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, KATHY JO HAHN, a Notary Public in and for said County and State, the within named Nelson C. Andrews and wife, Sue Andrews

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 10 day of October, 1978.

Commission expires 2-23-81

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

11539-6

WARRANTY DEED

FROM

Nelson C. Andrews and wife,

Sue Andrews

TO

David Wayne Griffiths and wife,

Mary Catherine Griffiths

E 9 3 7 4 1

IDENTIF. REFERENCE

OCT 11 3 04 PM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 11 78	CONV	52,350.00			
OCT 11 78	S'TAX		B*	135.98	
OCT 11 78	PR'FEE		B*	.50	
OCT 11 78	W'DEED		B*	4.00	* 140.48