BOOK 5392 PAGE 615

THIS INSTRUMENT WAS PREPARED BY:
CARL P. [illegible] ATTORNEY
220 FOURTH [illegible]
NASHVILLE, [illegible] 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gaston J. Andrews and wife, Joetta C. Andrews	McNeill Mortgage & Investment Co., Inc.	60-1
(NAME) 3117 Ewingwood	(NAME) Box 11227 54 So. Prescott	#112
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Memphis, TN 38111	12DZ-95759
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------
---------- Dollars,
the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated December 6, 1978, and filed for record in the register's office for Davidson County, Tennessee, in Book 5375, page 484, and note of even date thereby secured, in the original principal amount of $26,000.00, payable to McNeill Mortgage & Investment Co., Inc., which debt the grantee herein assumes and agrees to pay as part payment of the purchase price, and the assumption of the escrow account therewith. The grantee further hereby assumes the obligations of Raymond F. Springer and wife, Lora J. Springer, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

RAYMOND F. SPRINGER and wife, LORA J. SPRINGER
have this day bargained and sold, and do hereby transfer and convey unto the said

GASTON J. ANDREWS and wife, JOETTA C. ANDREWS
their (successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Golden Valley Estates, Section I, of record in Book 4175, page 142, Register's Office for said County, to which plan reference is here made for a more complete description.

Being the same property conveyed to Raymond F. Springer and wife, Lora J. Springer, by deed from Jack Williams and wife, of record in Book 4641, page 561, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28,000.00

Subscribed and sworn to before me, this the 2nd day of February, 19 79

Affiant Gaston J. Andrews

My commission expires 2/23/81 (Affix Seal)

Notary Public

This is unimproved (improved) property, known as 3117 Ewingwood Drive, Nashville, Tennessee
(House Number) (Street) 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

GASTON J. ANDREWS and wife, JOETTA C. 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 1979 taxes; deed of trust in BK.5375, p.484 plan of record in BK.4175, p142; restrictions in BK.4447, p.108 & BK.4447, p.594

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* GASTON J. ANDREWS and wife, JOETTA C. ANDREWS
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 2nd day of February, 1979, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Raymond F. Springer
Raymond F. Springer

Lora J. Springer
Lora J. Springer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg *a Notary Public in and for said County and State,* Raymond F. Springer and wife, Lora J. Springer

*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* 2nd *day of* February, *19* 79

Gail Pigg *Notary Public*

Commission expires 2/23/81

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 .....

1421 02/06 77.30- CHECK

WARRANTY DEED

FROM
Raymond F. Springer et ux

TO
Gaston J. Andrews et ux

F-12889

IDENTIF. REFERENCE

FEB 6 8 21 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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