File 37

BOOK 6241 PAGE 170

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Nelson C. Andrews c/o Brookside Properties 224 White Bridge Road Nashville, Tennessee 37209	SAME	Map 132-1 Parcel 46
This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Joseph Wesley Gibbs and wife, Patricia Gayle Gibbs, (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said Nelson C. Andrews (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.
2. Restrictive Covenants of record in Book 1628, page 621; Book 1713, page 420; and Book 1757, page 427, said Register's Office.
3. All matters shown on the Plan of record in Book 1424, pages 98-9, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $79,900.

Joseph Wesley Gibbs
Affiant, Joseph Wesley Gibbs

Subscribed and sworn to before me this 2nd day of March, 1984.

Mary Ann McClure
Notary Public
My Commission Expires: 7/2/85

03/02 220.24- CHECK

6999

This is improved property, known as 4037 Albert Drive, Nashville, Tennessee 37204. BOOK 6241 PAGE 171

TO HAVE AND TO HOLD the said Property, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said Property in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 2nd day of March, 1984.

Joseph Wesley Gibbs

Patricia Gayle Gibbs

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Mary Ann McClure, a Notary Public in and for said County and State, the within named JOSEPH WESLEY GIBBS and wife, PATRICIA GAYLE GIBBS, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 March, 1984.

Mary Ann McClure
Notary Public
My Commission Expires: 7/21/85

EXHIBIT "A"

Being Lot No. 159 on the Plan of Rolling Meadows Subdivision, as of record in Book 1424, pages 98 and 99, Register's Office for said County.

Said Lot No. 159 fronts 92.1 feet on the westerly margin of Albert Drive and runs back between lines, 248 feet on the northerly line and 249 feet on the southerly line, to a dead line in the rear, measuring 114 feet thereon.

Being the same property conveyed to Joseph Wesley Gibbs and wife, Patricia Gayle Gibbs, by deed from Andrews Properties, Inc. of record in Book 5410, page 927, Register's Office for Davidson County, Tennessee.

IDENTIF. REFERENCE

MAR 2 2 10 PM '04

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

106216

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

79900.00- CAMT.
207.74 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 230.24-
6999A03/02/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10621 6

IDENTIF. REFERENCE

MAR 2 2 10 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 17085