#3257

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6321 PAGE 575

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Ann H. Andrews (NAME)	SAME (NAME)	117-9C
209 Burlington Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	2A
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DA-39291

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, ~~PEEBLES-BARNETT ASSOCIATES~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~MARY ANN H. ANDREWS~~

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 24 on the Plan of Burlington, a Planned Unit Development, as of record in Plat Book 5200, pages 403-406, as amended in Book 5800, page 185, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Peebles-Barnett Associates, composed of Ross L. Peebles and N. Mitchell Barnett by deed from Creason Clayton Construction Company, Inc., and Four-O-One Financial Corp., a joint venture, of record in Book 6096, page 19, said Register's Office.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyers; (2) Declaration of covenants, conditions and restrictions of record in Book 5863, page 796; (3) Easement of record in Book 3401, page 545; and (4) All matters appearing on the plan of record in Plat Book 5200, pages 403-406 amended in Book 5800, page 185, said Register's Office.

I 30839

IDENTIF. REFERENCE

JUN 21 3 59 PM '84

FEE $ WILLIAM TT. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 209 Burlington Place Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 13th day of June, 19 84.

PEEBLES-BARNETT ASSOCIATES

BY: Ross L. Peebles
ROSS L. PEEBLES

N. Mitchell Barnett
N. MITCHELL BARNETT
By Louis K. Peebles

COUNTY OF DAVIDSON

BOOK 6321 PAGE 576

Before me, the undersigned, a Notary Public in and for the County and State aforementioned, personally appeared Ross L. Peebles, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a partner of Peebles-Barnett Associates, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal at Nashville, Tennessee, this 13th day of June, 1984.

My commission expires: 4-19-87

Notary Public

STATE OF TENNESSEE

COUNTY OF _____

Before me, the undersigned, 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 as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ross L. Peebles, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of N. Mitchell Barnett, and who, upon oath, acknowledged N. Mitchell Barnett to be a partner of Peebles-Barnett Associates, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner, and acknowledged that he executed the same as the ~~free~~ act ~~and deed of~~ N. Mitchell Barnett.

Witness my hand and seal at Nashville, Tennessee, this 13th day of June, 1984.

My commission expires: 4-19-87

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 236,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 19 84

MY COMMISSION EXPIRES: 1/20/85
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

Peebles-Barnett Associates

TO

Mary Ann H. Andrews

Return to:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

File Box 38

OFFICIAL RECEIPT

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

RECEIVED OF _____ Jc

FOR _____

BOOK 6321 PAGE 577

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
			236000.00- AMT.	
			613.60 STAX	
			.50 PRFEE	
			6.00 MISC	
			CHECK	620.10-
7084A	06/21/84	SAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 30839

IDENTIF. REFERENCE

JUN 21 3 55 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0046329