File 23

Address New Owner as follows:

William F. Andrews
2807 HUNTLEIGH DR.
NASH, TN. 37206

Send tax bills to:

Same

Map & Parcel

Map 83-6
Parcel 233
23W-15845

BOOK 6596 PAGE 534

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, Melanie K. Copeland Welborn, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said William F. Andrews, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 11 on the Plan of Olivia W. Sharpe's Addition, of record in Plat Book 332, page 17, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 50 feet on the easterly side of Benson Avenue, and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Donald Louis Copeland and wife, Melanie Kay Copeland, by deed from Lela M. Roberts, of record in Book 5455, page 941, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Melanie Kay Copeland by Quitclaim Deed from Donald Louis Copeland of record in Book 6339, page 966, said Register's Office.

It is agreed and understood that the above-named Grantees assume and agree to pay the remaining unpaid balance of a deed of trust of record in Book 5420, page 942, said Register's Office.

This property is conveyed subject to the Plan of record in Book 332, page 17, Register's Office for Davidson County, Tennessee.

Leonard V. Welborn, husband of Melanie K. Copeland Welborn, executes this instrument for the purpose of (i) acknowledging and consenting to this conveyance, including the transfer of any property interest that may have accrued to him by virtue of his marriage to Melanie K. Copeland Welborn and (ii) waiving and renouncing any dower, elective share or exemption rights provided for by law in the premises hereby conveyed.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

This is improved property known as 713 Benson Street, Nashville, TN.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said William F. Andrews, his heirs and assigns forever.

AND GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, in fee simple, that she has a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

CHECK
07/31/93.46-
3804

WITNESS our hands on this the 28th day of June, 1985.

Melanie K. Copeland Welborn
Melanie K. Copeland Welborn

Leonard V. Welborn
Leonard V. Welborn

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melanie K. Copeland Welborn and husband, Leonard V. Welborn, the within named 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 on this the 28th day of June, 1985.

Tom G. Coleman, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Tom G. Coleman
NOTARY PUBLIC

My commission expires: April 17, 1988

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $29,600.00.

William F. Andrews
Affiant

Tom G. Coleman, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Subscribed and sworn to before me this the 28th day of June, 1985.

Tom G. Coleman
NOTARY PUBLIC

My commission expires: April 17, 1988.

This instrument was prepared by:
TOM G. COLEMAN, JR., ATTORNEY
Coleman Real Estate Closing Service, Inc.
9000 East Church Street
Brentwood, TN 37027

J 1:7 5.9 3:

T
IDENTIF. REFERENCE

JUL 1 4 08 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

[redacted]

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6595 PAGE 536

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

29600.00- CAMT.
76.96 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 83.46-
3804A07/01/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1:7 5:9 3:

IDENTIF. REFERENCE

JUL 1 4 08 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 150103