Transferred by
to Grantees

BOX 15

BOOK 6648 PAGE 326

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September, 19 85.

Notary Public

MY COMMISSION EXPIRES: June 5, 1989

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 105349 Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr./Mrs. Jess L. Andrews, Jr. (NAME)	S A M E (NAME)	MAP 160-7
504 Rochelle Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel #43
Nashville, Tennessee 37220 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, William A. Sims and wife, Ruth H. Sims

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jess L. Andrews, Jr. and wife, Carol C. Andrews

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 the Sixth Civil District of Metropolitan Nashville and Davidson County, Tennessee, being Lot No. 4 on the Plan of William Morris Proffitt Resubdivision of Lot No. 1, Broadwell Acres, as of record in Book 5060, page 163, of the Register's Office for said County.

Said Lot No. 4 fronts 120 feet on the southerly side of Baxter Lane and extends back 382.47 feet on the westerly line and 382.33 feet on the easterly line to a dead line measuring 120 feet.

Being the same property conveyed to William A. Sims and wife, Ruth H. Sims by deed from William Morris Proffitt and wife, Udith Marion Proffitt of record in Book 5321, page 960, Register's Office for Davidson County, Tennessee.

34068

IDENTIFICATION REFERENCE

SEP 5 12 44 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved (X) improved ( ) property, known as Baxter Lane Nashville, Tennessee 37220
(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 hand s this 3rd day of September, 19 85

William A. Sims

Ruth H. Sims

STATE OF TENNESSEE
Davidson County

BOOK 6648 PAGE 327

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William A. Sims and Ruth H. Sims

the bargainor s, 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 3rd day of September 1985.

Commission expires June 5, 1989

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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

WARRANTY DEED

FROM

TO

Compliments of
Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6648 PAGE 328

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
			30000.00- CAMT.	
			78.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	84.50-
4031	A	09/05/85	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34068

IDENTIFICATION REFERENCE

SEP 5 12 43 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169832