RUSH 55722

IDENTIFICATION REFERENCE

SEND TAX STATEMENTS TO:

DR. JOHN T. NETTERVILLE

5309 FOREST ACRES DRIVE

NASHVILLE, TN. 37220

ADDRESS OF NEW OWNERS: SAME

Nov 27 3 09 PM '85

6720 229

This Instrument Prepared By:
William J. Yost, Attorney
308 Public Square, Franklin, TN

MAP: 160, Group 2, Parcel 44

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FIFTY SIX THOUSAND AND 00/100 ($156,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, WE, FORREST FRANKLIN ANDREASON and wife, ROSELLA ANDREASON, have this day bargained and sold and do hereby transfer and convey unto JOHN THOMAS NETTERVILLE, JR. and wife, WANDA CAROL NETTERVILLE, their heirs and assigns, the following described property.

LAND in Davidson County, Tennessee, being Lot No. 183 on the plan of Section One, Oak Hill Estates, of record in Book 3700, pages 118, 119 and 120, Register's Office for said County.

SAID Lot No. 183 fronts 140.00 feet on the easterly margin of Forest Acres Drive and extends back 404.38 feet on the northerly line and 458.70 feet on the broken southerly line to a dead line in the rear, measuring 110.67 feet thereon.

Being the same property conveyed to Forrest Franklin Andreason and wife, Rosella Andreason, by deed of James Aaron Chapman and wife, Trudy Joanne Chapman, of record in Book 5951, page 704, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said JOHN THOMAS NETTERVILLE, JR. and wife, WANDA CAROL NETTERVILLE, their heirs and assigns, forever.

AND WE COVENANT with the said JOHN THOMAS NETTERVILLE, JR. and wife, WANDA CAROL NETTERVILLE, that we are lawfully seized and possessed of said land, in fee simple, have a good right to convey it, and that it is unencumbered except as follows:

1. Restrictive covenants contained in instrument of record in Book 4122, page 739, Register's Office of Davidson County, Tennessee.
2. The Plan of record in Book 3700, pages 118, 119 and 120, said Register's Office, shows a 130 foot minimum building setback line from Forest Acres Drive; a 10 foot easement for public utility and drainage purposes along the broken southerly and rear lines of said lot; a 2.5 x 25 foot utility anchor easement located on the

northwesterly front corner of said lot, with a fire hydrant lying therein; and a 15 foot easement for utility and drainage purposes located across the southerly front portion of said lot.

3. Survey of John B. Kohl, III, dated October 4, 1982, discloses that the house violates the setback line and that the asphalt drive serving subject property encroaches on the utility and drainage easement.

AND WE FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said property, to the said JOHN THOMAS NETTERVILLE, JR. and wife, WANDA CAROL NETTERVILLE, their heirs and assigns, against the lawful claims of all persons, whosoever.

Possession of said property will be given on or before December 9, 1985.

Witness our hands, on this the 27 day of November, 1985.

FORREST FRANKLIN ANDREASON

ROSELLA ANDREASON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Forrest Franklin Andreason and wife, Rosella Andreason, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee on this the 27 day of November, 1985.

(SEAL)

Cynthia M. Beard
Notary Public

My Commission Expires:
Feb. 9, 1986

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $156,000.00.

Sworn to and subscribed to before me, on this the 27 day of November, 1985.

(SEAL)

Cynthia M. Beard
Notary Public

My Commission Expires:

Feb. 9, 1986

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6720 PAGE 232

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

1560[illegible].00- CA FT
405.60 CSTAX
.50 [illegible]
9.00 [illegible]
CHECK 415.10-
1158A11/27/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 6 7 2 2

IDENTIFICATION REFERENCE

Nov 27 3 08 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 196261