| Address New Owner as follows: | Send tax bills to: | Map-Parcel No: |
|---|---|---|
| Nelson and Sue Andrews<br>224 White Bridge Road<br>Nashville, Tennessee 37209 | Same | Map 103-6,<br>Parcel 190 |

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JUDITH ANN ANDREWS SIMAN, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto NELSON ANDREWS and wife, SUE ANDREWS, their successors and assigns, hereinafter called the Grantees, a certain tract of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 69 on the Plan of Brookside Courts, Addition No. 2, a plat of which is of record in Book 1835, page 47, Register's Office for said County.
>
> Said Lot No. 69 fronts 77 feet on the easterly side of Kendall Drive and runs back between lines 175 feet to a dead line measuring 77 feet thereon.
>
> Being the same property conveyed to Judith Ann Andrews, now Judith Ann Andrews Siman, by Installment Deed from Andrews Properties, Inc. of record in Book 5392, page 364, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantees, their successors, representatives and assigns forever.

AND GRANTOR COVENANTS with the said Grantees that she is lawfully seized and possessed of said property, that she has a good right to convey it, and that the same is unencumbered except for taxes for the year 1986 which are being prorated and assumed by the Grantees and a mortgage to Fidelity Federal Savings and Loan Association of record in the Register's Office for Davidson County, Tennessee.

AND GRANTOR further covenants and binds herself, her heirs, assigns and representatives to warrant and forever defend the title to said tract of land to the said Grantees, their successors and assigns, against the lawful claims of of all persons whomsoever.

SCOTT F. SIMAN, being the spouse of JUDITH ANN ANDREWS SIMAN, joins in this conveyance for the purpose of conveying and quitclaiming any right, title and interest he may have in the property conveyed herein as a result of his marital status.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed on the 3rd day of February, 1986.

Scott F. Siman
SCOTT F. SIMAN

Judith Ann Andrews Siman
JUDITH ANN ANDREWS SIMAN

7.6304

IDENTIFICATION REFERENCE

FEB 18 9 20 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JUDITH ANN ANDREWS SIMAN and husband, SCOTT F. SIMAN, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 3rd day of February, 1986.

Marsha A Anderson
NOTARY PUBLIC

My commission expires: 11/3/88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $89,900.00.

Judith Ann Andrews Siman
AFFIANT

Sworn to and subscribed before me this the 3rd day of February, 1986.

Marsha A. Anderson
NOTARY PUBLIC
My commission expires: 11/3/88

This instrument was prepared by:

Carter Andrews, Attorney
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6783 PAGE 566

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

[illegible] 240.24-

[illegible]

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

76304

IDENTIFICATION REFERENCE

FEB 18 9 20 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 219532