BOOK 7315 PAGE 380

WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.
Franklin D. Pendleton 6417 Edinburgh Dr Nashville, TN 37221	Third Nat'l Mortgage P.O. Box 2638 Nashville, TN 37219	Map 157 Parcel 59

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 490,000.00 .

Affiant

Subscribed and sworn to before me this 31st day of July 1987.

Notary Public

My Commission Expires:
5-19-91

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledge, we, JACK E. ANDREWS and wife, JO ANN K. ANDREWS, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto FRANKLIN D. PENDLETON, hereinafter referred to as Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 63 on the Plan of Devonshire Manor, Section One of record in Book 5200, Page 122 and 123, Register's Office for Davidson County, Tennessee.

Said Lot No. 63 fronts 160.20 feet on the westerly side of Edinburgh Drive and runs back between lines 262.42 feet on the northerly line and 259.13 feet on the southerly line to a dead line in the rear on which it measures 154.13 feet.

Subject to the plan of record in Book 5200, Page 122 and 123, Register's Office for Davidson County, Tennessee which shows an owner's certificate, a 10 foot easement for public utility and drainage purposes along the rear portion and easterly lot line of said lot and a 120 foot minimum building setback line from Edinburgh Drive.

Subject also to restrictive covenants contained in instrument of record in Book 5381, Page 394, said Register's Office.

Being the same property conveyed to Jack E. Andrews and wife, Jo Ann K. Andrews by deed of record in Book 5853

Page 765, Register's Office for Davidson County, Tennessee.

This is unimproved/improved property, known as 64417 Edinburgh Drive, Nashville, Tn.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever, and we do covenant with the said Grantee that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1987 which the Grantees herein assume and agree to pay.

AND we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of July, 1987.

Jack E. Andrews

Jo Ann K. Andrews

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of July, 1987, before me personally appeared JACK E. ANDREWS and wife, JO ANN K. ANDREWS, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office in Nashville TN, this 30th day of July, 1987.

Notary Public

My Commission Expires:
1/2/90

52333

IDENTIFICATION REFERENCE

Aug 4 9 33 AM '87

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			490000.00- CASH.	
			1372.00 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 1373.50-	
/545A08/04/87			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5233

IDENTIF. REFERENCE

AUG 4 9 33 AM '87

FELIX Z. WILSON, II
DAVIDSON COUNTY REGISTER

No. 01551