File Box 8/tl

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Nelson C. Andrews
118 Prospect Hill
Nashville, TN 37205

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS:
MAP 168-8-F
PAR 118.00C0
7DA-74887

WARRANTY DEED BOOK 7855 PAGE 392

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert E. Russell and wife, Georgianna W. Russell hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Nelson C. Andrews and wife, Susan Andrews hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 118 on the plan of Sugartree, Revised, of record in Book 5050, pages 67, 68, 69, 70 and 71 as amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468 and Book 5238, page 93, all in Register's Office for said County.

SAID Lot No. 118 fronts 70.00 feet on the northerly margin of an Access and Public Utility easement and extends back between parallel lines a distance of 92.00 feet to a dead line in the rear.

Being the same property conveyed to Robert E. Russell and wife, Georgianna W. Russell by deed from Sandra M. Jacques, now known as Sandra M. Kyne and husband, Peter John Kyne of record in Book 7056, page 508, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 4857, page 157 as amended in Book 4874, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220 and Book 5152, page 401, said Register's Office, and to the matters set forth in the above referenced plan of record.

1029 06/02 0101 03CHECK 948.65

This is (xx)improved property, known as 118 Prospect Hill, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 1st day of June, 1989.

Georgianna W. Russell
Georgianna W. Russell

Robert E. Russell
Robert E. Russell

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of June, 1989, before me personally appeared Robert E. Russell and wife, Georgianna W. Russell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7855 PAGE 393

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 285,500.00 .

Nelson C. Andrews
Affiant

Subscribed and sworn to before me, this the 1st day of May, 19 89.

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

NOTARY PUBLIC AT

WARRANTY DEED

from:
Robert E. Russell and wife,
Georgianna W. Russell

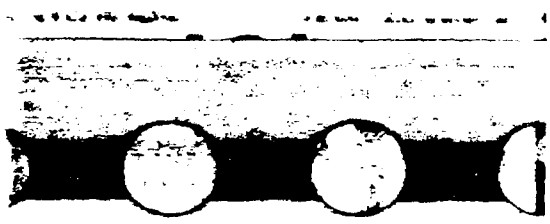
to:
Nelson C. Andrews and wife,
Susan Andrews

WILKINS & IVEY

Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

JUN 2 11 35 AM '89

37888



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

RECEIVED OF _____

FOR _____

BOOK 7855 PAGE 394

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

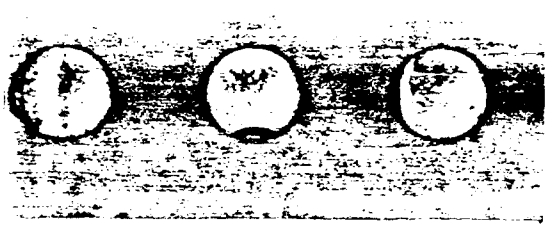
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT 285500.00
CON TX 942.15
PRFEE 0.50
MREED 6.00
TOTAL 948.65
CHECK 948.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/02/89 01 11:39 0001 1029



37881

JUN 2 11 35 AM '89

No. 215389