File Box 43

BOOK 8277 PAGE 65

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF January 19 91

Notary Public

MY COMMISSION EXPIRES 1/23/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Adams, Taylor, Philbin, Pigue & Marchetti, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
B. E. Andrews (NAME)	B. E. Andrews (NAME)	116-12-104
3702 Estes Road (STREET ADDRESS OR ROUTE NUMBER)	1201 Harding Place (STREET ADDRESS)	7D-A35100
Nashville, TN 37215 (CITY) (STATE) (P O ZIP)	Nashville, TN 37215 (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, I, Kathleen Stafford Johnson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B. E. 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

BEING part of Lot No. 6 on the Map of Mrs. A. L. Billington's Subdivision of the West part of Lot No. 2 of the Henry Compton Lands, of record in Book 547, Page 47, Register's Office for said County, and described as follows:

BEGINNING at a point in the North margin of a twenty-five (25) foot roadway, as established by an instrument of record in Book 1133, Page 151, said Register's Office, said point being twenty-five (25) feet north of the line between Lots 5 and 6 of said Subdivision, and being three hundred and eighteen (318) feet east of the easterly margin of Estes Avenue, at the southeast corner of the property conveyed to Mrs. Ruby Dyer Tyner, by deed of record in Book 1264, Page 230, said Register's Office, thence along Tyner's east line, northerly parallel to the east margin of Estes Avenue, 215 feet to the south line of the A. E. Potter property; thence along his southerly line, South 86 deg. 45 min. East 231 feet, more or less, to the northwest corner of the property conveyed to Ruby Nall Blair, by deed of record in Book 1110, Page 587, said Register's Office; thence along Blair's westerly line, southerly 215 feet to the North margin of said 25 foot roadway; thence with the margin of the same westerly 231 feet, more or less, to the point of beginning.

BEING the same property conveyed to Kathleen Stafford by deed from W. M. Stafford and wife, Laura Stafford of record in Book 2702, Page 284, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (XX) property, known as 3702 Estes Road, Nashville, TN 37215
(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 ti, 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 my hand this 14th day of January, 19 91

Kathleen Stafford Johnson

By: William M. Stafford

William M. Stafford, Attorney in Fact

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____ BOOK 8277 PAGE 66 _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____

_____.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____

and _____ respectively of the _____

the within named bargainor, a corporation, and that (he) as such _____

and _____, being authorized so to do. executed the foregoing instrument for the
(they)
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 01/16 0101 03CHECK 279.25

day of _____, 19_____.

My commission expires _____ _____
Notary Public

WARRANTY DEED

FROM
Kathleen Stafford

TO
B. E. Andrews

IDENTIF. REFERENCE

JAN 16 3 40 PM '91

FELIX Z. ... DAVIDSON COUNTY, TN.

8669

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

State of Tennessee

County of Davidson

On this 14th day of January , 1991, before me personally appeared William M. Stafford, to me known to be the person who executed the foregoing instrument in behalf of Kathleen Stafford Johnson, and acknowledged that he executed the same as the free act and deed of the said Kathleen Stafford Johnson. WITNESS my hand and official seal at Nashville, Tennessee on this the 14th day of January, 1991.

Notary Public

My Comm. expires: 1/23/94

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8277 PAGE 67

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 82500.00
				CON TX 272.25
				PRFEE 1.00
				MDEED 6.00
				TOTAL 279.25
				CHECK 279.25
01/16/91	01			15:39 0001 6162

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86693

IDENTIF. REFERENCE

JAN 16 3 40 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 390019