FILE BOX 45

BOOK 10520 PG 342

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 84,421.00

Joyce S. Dickert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF June, 97

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joyce S. Dickert (NAME)	Arbor Mortgage Corporation (NAME)	MAP 108-16
1425 Timber Valley Drive (ADDRESS)	5445 DTC Parkway #100 (ADDRESS)	PARCEL 65
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Englewood, CO 80111 (CITY) (STATE) (ZIP)	

FOR AND 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, Jerry D. Andrews, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joyce S. Dickert, unmarried

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 Lot No. 46-A, Zone Lot Division, Lots No. 46, Percy Priest Woods Subdivision, Section 2, of record in Plat Book 6250, page 61, amending Plat Book 5800, page 259, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jerry D. Andrews, unmarried by deed from Nancy U. Geary, a widow, of record in Book 9779, Page 892, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6093, Page 392; Book 5984, page 865; Book 6020, page 270; and Plat Book 6250, page 61, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1425 Timber Valley Drive, Nashville, TN 37214
(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 it, 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 or 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 30th day of June, 19 97

Jerry D. Andrews

BOOK 10520 PG 343

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 Jerry D. Andrews, unmarried

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 1997.

Commission expires March 24, 2001

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the 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 _____ day of _____ 19_____.

My commission expires _____

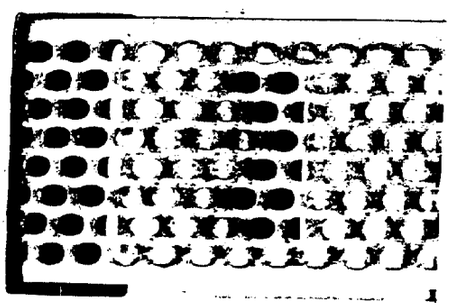
_____
Notary Public

0323658
IDENTIF. ↑ REFERENCE

97 JUL -7 PM 1:57

ELIA C. WILLIAMS REGISTER
DAVIDSON COUNTY, TN.

1546 07/07 0101 03CHECK 321.36



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

RECEIVED OF _____

FOR _____

BOOK 10520 PG 344

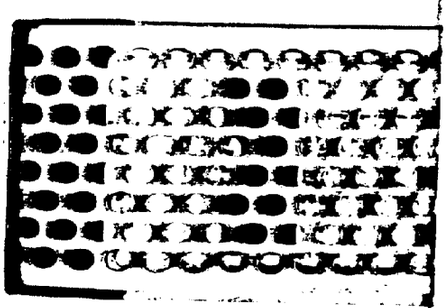
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 84421.00
CON TX 312.36
PRFEE 1.00
WDEED 8.00
TOTAL 321.36
CHECK 321.36

07/07/97 01 13:57 0001 1546

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0323658
IDENTIF. ◆ REFERENCE

97 JUL -7 PM 1:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1171310