0502989

IDENTIF. ↑ REFERENCE

MAIL ENV.

98 OCT 23 AM 8:52

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 7804

MAP/GROUP/PARCEL
033-08-0/054.00

NEW OWNER'S NAME AND ADDRESS:
Timothy C. Andrews and wife, Karen Andrews
505 Monica Avenue
Goodlettsville, Tennessee 37072

BOOK 11166 PAGE 923

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Janie Sharp and husband, Carl Sharp and Christine Sweeney and husband, George Sweeney of the Estate of Willie P. Johns and wife, Thelma Johns, hereinafter called Grantors, do hereby transfer and convey unto Timothy C. Andrews, and wife, Karen Andrews, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 167 on the Plan of Gatewood Subdivision, Section I, of record in Book 3300, Pages 47 to 52, Register's Office for said County.

SAID Lot No. 167 fronts 185 feet on the westerly side of Monica Avenue, and extends back 155.6 feet on the southerly line and 182.8 feet on the northwesterly line, to a dead line in the rear on which it measures 30 feet.

The subject property is improved property commonly known as 505 Monica Avenue, Goodlettsville, Tennessee.

BEING the same property conveyed to Willie P. Johns and wife, Thelma Johns herein by deed of record in Book 4937, Page 217, Register's Office for Davidson County, Tennessee.

Willie P. Johns died intestate on November 23rd, 1987 and Thelma Johns died intestate on June 5, 1998. Janie Sharp and Christine Sweeney are the only children born to or adopted by Willie P. Johns and/or Thelma Johns during their respective lifetime and they are the only heirs-at-law of Thelma Johns.

Carl Sharp, husband of Janie Sharp, and George Sweeney, husband of Christine Sweeney, join in the conveyance of this property for the purpose of conveying their interest, marital or otherwise, which they may have in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Janie Sharp

Carl Sharp

Christine Sweeney

George Sweeney

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Janie Sharp and Christine Sweeney, as heirs-at-law of the Estate of Willie P. Johns and wife, Thelma Johns, with whom I am personally acquainted , and made oath that they, as Heirs-at-Law of the Estate of Willie P. Johns and wife, Thelma Johns, with full power and authority so to do, executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 16th day of October, 1998.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
2/3/02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Carl Sharp and George Sweeney, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 16th day of October, 1998.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
2/3/02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $78,700.00.

AFFIANT

Sworn to and subscribed before me, this the 16th day of October, 1998.

NOTARY PUBLIC
My Commission Expires:
2/3/02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

6861 10/23 0101 03CHECK 302.19

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11166 PAGE 925

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 78700.00
				CON TX 291.19
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 302.19
				CHECK 302.19
			10/23/98 01	08:54 0001 6861

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 OCT 23 AM 8:52

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0502989
IDENTIF. # REFERENCE

No. 1362058