BOX 5U-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

This Instrument Was Prepared By:
Davis & Jordan, PC
5210 Maryland Way, Suite 202
Brentwood, TN 37027

BOOK 11674 PAGE 686

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, **CAROL C. ANDREWS**, ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto **THEODORE AND COLLEEN K. SPEROFF**, (collectively, "Grantee") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:
A certain tract or parcel of land in Davidson County, Tenn, described as follows to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15 ON THE PLAN OF HARPETH ACRES, SECTION SEVEN, OF RECORD IN BOOK 2331, PAGE 143, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS BEING THE SAME PROPERTY CONVEYED TO FRANK M. ANDREWS AND WIFE, CAROL C. ANDREWS BY DEED OF ADELE JOHNSTON WRIGHT, UNMARRIED, OF RECORD IN BOOK 8368, PAGE 590, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THIS ALSO BEING THE SAME PROPERTY CONVEYED TO CAROL M. ANDREWS BY ROBERT H. WALDSCHMIDT, TRUSTEE IN BANKRUPTCY FOR FRANK M. ANDREWS BY DEED OF RECORD IN BOOK 10742, PAGE 624, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is known as 4636 BENTON SMITH ROAD, NASHVILLE, TN, 37215.

This property is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, their successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 23rd day of September, 1999.

Carol C. Andrews
Grantor

Frank M. Andrews
Grantor

FRANK M. AMDREWS, HUSBAND OF CAROL C. ANDREWS JOINS HEREIN FOR THE PURPOSE OF CONVEYING ANY RIGHT TITLE OR INTEREST HE MAY HAVE IN THE HEREIN DESCRIBED PROPERTY BY VIRTUE OF HIS MARRIAGE TO CAROL C. ANDREWS.

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

I, Notary Public in and for said county and state, do hereby certify that **CAROL C. ANDREWS** personally appeared before me and is known or proved to me to be the person who being informed of the contents of the foregoing instrument has executed same and acknowledged said instrument to be her free and voluntary act and deed and that she executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 23rd day of September, 1999.

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 275,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carol C. Andrews
Affiant

Subscribed and sworn to before me this 23rd day of September

Notary Public

Commission Expiration:

2001 09/24 0101 03CHECK 1028.50

RETURN TO:

W. William Davis

Davis & Jordan, PC
5210 Maryland Way, Suite 202
Brentwood, TN 37027

SEND TAX BILLS TO:

SUNTRUST BANK
P.O. BOX 305110
NASHVILLE, TENN. 37230

PROPERTY ADDRESS:

3646 Benton Smith Rd.
Nashville, Tenn. 37215

MAP PARCEL NUMBER
131-15-17

06391184
RECEIPT # REFERENCE
99 SEP 24 PM 12:46
BILL GARNER II REGISTER
DAVIDSON COUNTY, TN.

k:\attys\capital wise warranty deed

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11674 PAGE 688

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT

275000.00
CDN TX 1017.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1028.50
CHECK 1028.50

09/24/99 01 12:52 0001 2001

0639184

IDENTIFICATION REFERENCE

99 SEP 24 PM 12:46

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1519931