RECORD & RETURN TO:
FILE BOX 36 if Davidson County

# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$625,000.00~~ $42.000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF June, 2003.

NOTARY PUBLIC

CHRISTY WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires JULY 26, 2003

Davidson County DEEDWARR
Recvd: 06/24/03 11:57 2pgs
Fees:13.00 Taxes:3115.40

20030624-0086703

THIS INSTRUMENT WAS PREPARED BY
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #18699SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Robert C. Andrews<br>Christine Ann Andrews<br>1801 Graybar Lane<br>Nashville, TN 37215 | Same | 117-11-63.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jacob C. Wise, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Robert C. Andrews and Christine Ann Andrews, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being the easterly one half of Lot No. 14 on the map of Glen Echo Subdivision of the Noel Property, not of record, being described according to a survey made by W. B. Southgate, Surveyor, August, 1925, as follows:

Beginning on the southerly margin of Graybar Lane at a point 375 feet east of the easterly margin of Benham Street, being the northeast corner of the property conveyed to James H. Cheek, Jr., and wife, by deed from Alver E. Peterson and wife, of record in Book 1394, page 40, Register's Office for said County; thence with Cheek's easterly line southerly 400 feet to the northerly line of Lot No. 27; thence with said line easterly 175 feet to the common corner of Lots Nos. 14, 15, 26 and 27; Thence with said line between lots nos. 14 and 15northerly 400 feet to the southerly margin of Graybar Lane; thence with said Lane westwardly 175 feet to the beginning.

Being the same property conveyed to Jacob C. Wise by Deed from The Estate of Clara Sitz, by Nancie Schweikert, Administrator, of record in Instrument No. 20011129-0130342, and by Quitclaim Deed from Glenda Jane Stanton Webb and Nancie Rae Sitz Schweikert, of record as Instrument No. 20030624-0086702 Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1801 Graybar Lane, Nashville, TN 37215.

**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 GRANTORS do covenant with the said GRANTEES that they are 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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** our hands this 20th day of June, 2003.

Jacob C. Wise

**Jacob C. Wise**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On June 20, 2003, before me personally appeared Jacob C. Wise, 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 (s) he executed the same as his/her free act and deed.

Witness my hand and official seal this 20th day of June, 2003.

NOTARY PUBLIC

My Commission Expires:

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003