Davidson County DEEDWARR
Recvd: 01/16/04 08:52 2pgs
Fees:13.00 Taxes:1565.10

20040116-0006593

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $423,000.00

Affiant

Subscribed and sworn to before me this 9th DAY OF January, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

G-VRE-03-0117

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brockton R. Williams	Amsouth Bank	
117 Abbeywood Drive	(NAME) 2050 Parkway Office Circle	131-06-F-31 CO
(ADDRESS) Nashville, Tennessee 37215	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT C. ANDREWS AND WIFE, ILENE ANDREWS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BROCKTON R. WILLIAMS AND WIFE, ANDREA HEDLEY-WILLIAMS
, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Burton Hills Village of Abbeywood- Tract 21, as shown on plat of record in Plat Book 6900, Page 223, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Robert C. Andrews and wife, Ilene Andrews by Special Warranty Deed from Dominion Bank of Middle Tennessee dated March 13, 1991 and filed for record on March 29, 1991, in Book 8319, Page 202, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 6900, page 223; Book 6326, page 588; Book 6517, page 505; Book 6921, page 216; Book 6517, page 511; Book 6921, page 214; Book 7189, page 72; Book 6511, page 522; Book 6691, page 593; Book 6778, page 532; Book 6778, page 536; Book 6911, page 120; Book 7046, page 520; Book 7076, page 691; Book 7146, page 188; Book 7146, pages 193, 416, 423; Book 3702, page 250; Book 7147, page 416; Book 7240, page 605 and Book 7275, page 826, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 117 Abbeywood Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 9th day of January, 2004.

Robert C. Andrews

Ilene Andrews

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public of the County and State first above written, do hereby certify that Robert C. Andrews and wife, Ilene Andrews personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 9th day of January, 2004.

Rita B. Mitchell
Notary Public

My Commission Expires: 6-17-07

(SEAL)

RITA B. MITCHELL
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903