Davidson County DEEDWARR
Recvd: 07/23/04 08:04 2pgs
Fees:13.00 Taxes:1517.00

20040723-0088064

Box 7 A

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

E. James Andrews, et ux	SAME	Map 132-15
790 Peach Orchard Drive		Parcel 61
Nashville, TN 37204		

This instrument prepared by : Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **John K. Gamauf, unmarried** (The "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **E. James Andrews and wife, Winifred K. Andrews**, (The "Grantees"), their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Peach Orchard Hill, of record in Plat Book 6250, page(s) 728, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John K. Gamauf, unmarried, by Deed from John R. Chapman and wife, Brenda J. Chapman, of record in Book 10644, page 290, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Matters shown on the Plan of record in Book 6250, page(s) 728, said Register's Office.
3. Restrictive Covenants contained in instrument of record in Book 6701, page 618, Book 8102, page 836, and Book 8118, page 383, said Register's Office.
4. Easement of record in Book 8113, page 989, said Register's Office.

This is improved property commonly known as 790 Peach Orchard Drive, Nashville, Tennessee 37204.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $410,000.00.

Affiant

Subscribed and sworn to before me this 16th day of July, 2004.

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004

Notary Public

My Commission Expires:_____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 16TH day of July, 2004.

JOHN K. GAMAUF

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared JOHN K. GAMAUF, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16TH day of July, 2004.

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004

Notary Public

My Commission Expires:_____