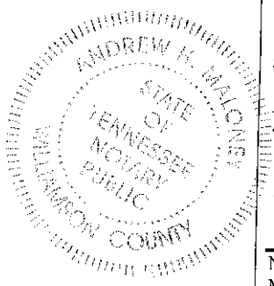
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/14/11 14:24 3 pgs
Fees:18.00 Taxes:592.00
20110914-0071356



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$160,000.00.**

Laura R. Betty
Affiant

Subscribed and sworn to before me this 14th day of September, 2011

Notary Public
My Commission expires: 8/19/14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Douglas E. Betty	SAME	071-16-0-044.00 091-02-0-037.00
P. O. Box 159132		081-15-0-334.00 081-15-0-333.00
Nashville, TN 37215		093-16-0-318.00

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Leamon Andrews and Marianna Andrews**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Douglas E. Betty and Laura R. Betty, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Parcel 1: 1309 Jones Ave:
Being Lot No. 2 on the plan of A.B. Spain's Subdivision of the Lischey Gardens, of record in Book 161, page 116, Register's Office for Davidson County, Tennessee.

Beginning on the easterly margin of Jones Avenue, 135 feet North of the South corner of Lot No. 2, thence North 50 feet along the easterly margin line of Jones Avenue, then East 1510 feet to a dead line, thence South 50 feet to an iron pin, and thence West 150 feet to the point of beginning at an iron pin.

Being the same property conveyed to Leamon Andrews and wife, Marianna Andrews, by deed from A.D. Gillem, on February 1, 1985, of record in Book 6485, page 853, Register's Office for Davidson County, Tennessee.

Parcel 2: 6212 California Avenue:
Being Lot No. 13, Block 21 on the plan of Cherokee Park Subdivision, of record in Book 161, page 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 13 fronts 50 feet on the northerly side of California Avenue and runs back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to Leamon Andrews and wife, Marianna Andrews, by deed from Bessie Louise Redmon Bates, unmarried, on July 10, 1985, of record in Book 6604, page 3, Register's Office for Davidson County, Tennessee.

Parcel 3: 1612 Knowles Street:
Being Lot No. 23 on the plan of Underwood Plan, of record in Book 21, page 117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 23 fronts 50 feet on the North side of Knowles Street formerly Thompson Street, and runs back between parallel lines 162 feet to an alley.

Being the same property conveyed to Leamon Andrews and wife, Marianna Andrews, by deed from Charles E. Mitchell and wife, Patricia Mitchell, on May 14, 1990, of record in Book 8140, page 21, Register's Office for Davidson County, Tennessee.

Parcel 4: 1614 Knowles Avenue:
Being Lot No. 24 on the plan of Underwood's Plan of Lots, of record in Book 21, page 117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Leamon Andrews and wife, Marianna Andrews, by deed from Mark Hayes, on June 17, 2008, of record in Instrument Number 20080623-0064241, Register's Office for Davidson County, Tennessee.

Parcel 5: 152 Fain Street:
Being part of Block "D" on the Plan of the Subdivision of the Homestead Block of Hermitage Addition, as of

record in Book 57, page 76, Register's Office for Davidson County, Tennessee, and being the southerly part of the easterly 36 feet of Lot No. 5 and the southerly part of the westerly 1 foot of said Lot No. 6 on the Plan of the Subdivision of Block "D", not of record, described as follows:

Beginning at a point in the northerly margin of Fain Street, formerly Hermitage Avenue, at a point 214 feet East of the easterly margin of Decatur Street; thence, northwardly parallel to the easterly margin of Decatur Street, 93 feet to a point in the southerly margin of the property conveyed to the State of Tennessee; thence with the same, South 67° 5' East 39 feet to a point; thence, southerly 81 feet to a point in the northerly margin of Fain Street; thence, with the margin of same, westerly 37 feet to a point of beginning.

Being the same property conveyed to Leamon Andrews and wife, Marianna Andrews, by deed from James H. Cook and wife, Essie Mae Cook, on July 21, 1988, of record in Book 7605, page 798, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Parcel 1:

- Taxes and assessments for the year 2011 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 161, page 116, Register's Office Davidson County, Tennessee.

Parcel 2:

- Taxes and assessments for the year 2011 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 161, page 75, Register's Office Davidson County, Tennessee.

Parcel 3:

- Taxes and assessments for the year 2011 and subsequent years, plus any penalties and interest which may accrue..
- Subject to all matters as shown on the Plan of record in Book 21, page 117, Register's Office Davidson County, Tennessee.

Parcel 4:

- Taxes and assessments for the year 2011 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 21, page 117, Register's Office Davidson County, Tennessee.

Parcel 5:

- Taxes and assessments for the year 2011 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 57, page 76, Register's Office Davidson County, Tennessee.

This is improved property known as: **1309 Jones Avenue, Nashville, TN 37207-5554**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 14, 2011.

Leamon Andrews

Leamon Andrews

Marianna Andrews

Marianna Andrews

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Leamon Andrews and Marianna Andrews** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 14, 2011

My commission expires 8/19/14

Notary Public

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15