BK 3131

(This form furnished courtesy of MADISON TITLE CO., MADISON, TENN.)

WARRANTY DEED

For and in consideration of the sum of $ 10.00 (ten and 00/100) ..... DOLLARS

cash in hand paid by Charles T. Edwards and wife, Lillian B. Edwards, and the assumption of the balance of a loan secured by a deed of trust, of record in book 2218, page 443, and book 2224, page 11, register's office, Davidson County, Tennessee, receipt of all of which is hereby acknowledged, the Estates Realty Company, a Tennessee corporation,

have bargained and sold, and by these presents do transfer and convey unto the said Charles T. Edwards and wife, Lillian B. Edwards, their ..... heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being Lot 37 on the plan of Brentwood Hall, Sect. III, of record in Book 2133, page 14, Register's Office for said County.

Said Lot fronts 94.1 feet on the northerly side of Landon Drive and runs back 188 feet on the easterly line and 183 feet on the westerly line to a dead line measuring 182.4 feet thereon.

Being the same property conveyed to Estates Realty Company, by deed from Floyd Eugene Yarbrough and wife, of record in Book 3033, page 115, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles T. Edwards and wife, Lillian B. Edwards, their ..... heirs and assigns, forever.

And it does do covenant with the said Charles T. Edwards and wife, Lillian B. Edwards ..... that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And The Estates Realty Company does do further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Charles T. Edwards and wife, Lillian B. Edwards, their ..... heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 16th day of September, 19 60.

Ray Harper Secretary — Lorene Crocker Pres.

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained. Witness my hand and official seal at ....., Tennessee, this ..... day of ....., 19....

Commission expires ..... Notary Public

PG 135