BOOK 3837 PAGE 511

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert Hobson	same	Map 81-6
(NAME)	(NAME)	Par. 172
2706 Buchanan Street		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Eight Thousand Nine Hundred Twenty Three and 68/100 - ($8,923.68) *DOLLARS*

of which $1,000.00 has been paid in cash by Albert Hobson, the receipt of which is hereby acknowledged, and for the remainder the said Albert Hobson has assumed and agreed to pay the unpaid balance of $7,923.68 of an original indebtedness of $8,300.00 secured by deed of trust of record in book 2941, page 435, Register's Office for Davidson County, Tennessee, and assigned to Federal National Mortgage Association by an instrument of record in book 2941, page 525, said Register's Office,

STATE TAX $ 13.39
PROBATE .50
TOTAL $ 13.89
DEC 2 1964
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN
PAID DEC 2 - 1964
CT

We, Virgil B. Edwards and wife, Lovie D. Coleman Edwards,

have bargained and sold, and by these presents do transfer and convey unto the said Albert Hobson, unmarried, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lot No. 2 on the Plan of Cumberland Gardens, as of record in book 2900, pages 3 and 4, Register's Office for said County.
Said lot No. 2 fronts 50 feet on the northerly side of Buchanon Street and extends back 160.4 feet on the easterly line and 170.7 feet on the westerly line, to a dead line, measuring 51 feet thereon.
Being the same real property conveyed to Virgil B. Edwards and wife, Lovie D. Coleman Edwards, by deed from Richland Development Company, of record in book 2924, page 405, said Register's Office.

This conveyance is made subject to 10-foot utility easement along rear line of premises, 30-foot building setback line from Buchanon Street, and conditions of owners certificate, as shown on plan of record in book 2900, pages 3 and 4, Register's Office for said County; and to restrictive covenants contained in an instrument of record in book 2909, page 135, said Register's Office.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Albert Hobson, his *heirs and assigns, forever.*

And we *do covenant with the said* Albert Hobson *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.*

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* Albert Hobson, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 19th *day of* November, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Virgil P. Edwards

Lonnie D. Coleman Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, a Notary Public in and for said County and State, the within named Virgil B. Edwards and wife, Lovie D. Coleman Edwards,

the bargainor~~s~~, with whom I am personally acquainted, and who acknowledged that ~~they~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of ~~November~~ December, 19 64.

Alice McMahon Notary Public.

Commission Expires April 25, 1966

STATE OF
COUNTY OF

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 , this day of , 19 .

, Notary Public.

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission Expires

Return to
GUAR. TITLE
181441

WARRANTY DEED

FROM

Virgil B. Edwards et ux.

TO

Albert Hobson

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

DEC 2 9 44 AM '81

60476

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Compliments of

Guaran Company

Kansas C ance Company
uilding
S. Union
NA NESSEE