BOOK 3907 PAGE 124

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Batcheldor, Jr. (NAME:)	United Mortgagee Servicing Corp. (NAME:)	30 7951C
2453 Fairbrook Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 073-07
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Virginia (CITY) (ZONE) (STATE)	Par 070

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by JAMES M. BATCHELDOR, JR. ET UX BETTY W. BATCHELDOR, hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JAMES W. EDWARDS ET UX MARTHA N. EDWARDS hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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 No. 361 on the Plan of Sunset View, Section 6, as of record in Book 2900, pages 54, and 55, Register's Office for Davidson County, Tennessee.

BEGINNING at a point on the southwesterly margin of Kimberly Road, the common front corner of Lots 360 and 361; thence southwestwardly along the line between said lots 208.4 feet to a concrete monument at the common rear corner of Lots 360, 361, and 362; thence northwestwardly 152.5 feet to a point on the southeasterly margin of Fairbrook Drive; thence along said margin northeastwardly 160 feet to a concrete monument at the beginning of a curve; thence around said curve eastwardly 30.55 feet to a concrete monument on the southwesterly margin of Kimberly Road; thence along said margin southeastwardly 110 feet to the beginning.

BEING the same property conveyed to James W. Edwards and wife, Martha N. Edwards by deed from Harry Zeitlin, et al, of record in Book 3074, page 334, Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

This is unimproved ( ) improved ( ) property, known as 2453 Fairbrook Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 25th day of June 19 65

James W. Edwards

Martha N. Edwards

STATE TAX $ 3.30
PROBATE .50
TOTAL $ 3.80

JUN 29 1965
PAID JUN 29 1965
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Margaret Kennedy a Notary Public in and for said County and State, the within named James W. Edwards et ux Martha N. 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 25th day of June, 1965.

Commission expires 11/14/67

Margaret Kennedy
Notary Public

WARRANTY DEED

FROM

JAMES W. EDWARDS ET UX

TO

JAMES M. BATCHELDOR, JR. ET UX

Attorneys TITLE COMPANY, INC. NASHVILLE, TENN.

88866

FELIX [illegible] REGISTER

111 200 857

RECORDING FEE $ [illegible]