THIS INSTRUMENT PREPARED BY FRANK M. NEWMAN, ATTORNEY, DONELSON, TENNESSEE

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO. BOOK 4173 PAGE 418

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter J. Edwards (NAME)	Same (NAME)	Map 84-16
Alvin Sperry Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 176
Donelson, Tenn. 37214 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	3P WP

For and in consideration of the sum of TEN AND NO/100 - (\$10.00) - **DOLLARS**

Cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration,

I, BIRDIE LOUISE STAGGS

have bargained and sold, and by these presents do transfer and convey unto the said WALTER J. EDWARDS

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:
Being parts of Lots Nos. 3 and 4 on the Map of the Subdivision of part of the Alex Perry Lands near Donelson, Tennessee, and described according to a copy of survey thereof made March 9, 1945, by Z. J. Wilkinson, Surveyor, together with a 20-foot roadway running south from the land in question to the Old Lebanon Road, said right of way being part of Lot No. 3 of the Alex Perry Lands, and described as follows:
BEGINNING at a point in the west margin of a 20-foot roadway, now called Helms Lane, North 1-3/4° West 300 feet from the centerline of Old Lebanon Pike, being 75 feet north of the northeast corner of the property conveyed to Hubert E. Huffer, by deed of record in Book 1272, page 226, Register's Office for said County; thence South 87° West 184 feet, more or less, to a point in the east line of Donelson Heights, not of record; thence with the easterly line of the same, North 3° West 75 feet to a point, the southwest corner of the property conveyed to Herbert L. Helms, by deed of record in Book 1320, page 487, Register's Office; thence along Helms' south line, North 86° 15' East, 184 feet to the northwest terminus of said 20-foot roadway; thence with the margin of the said roadway, now called Helms Lane, South 1-3/4° East 75 feet to the point of beginning.
TOGETHER with the right of ingress and egress over a 20-foot roadway in front and from the land in question running southerly to the Lebanon Pike; said roadway being set forth and more fully described in the deed to E. C. Vinson, of record in Book 2038, page 319, Register's Office, which right of user of said roadway is specifically herein conveyed to the rights, however, of other adjoining property owners.
BEING the same property conveyed to Birdie Louise Staggs by deed from E. C. Vinson and wife, Mary Y. Vinson, as of record in Book 3572, page 581, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as Helms Land, Donelson, Tennessee, 37214
(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 my **hand** **this** 22nd **day of** September, 1967

Birdie Louise Staggs

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Frank M. Newman, a Notary Public in and for said County and State, the within named BIRDIE LOUISE STAGGS

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of September, 1967.

Commission expires 25 Oct. 1970

Frank M. Newman
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM BIRDIE LOUISE STAGGS

TO WALTER J. EDWARDS

89413

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 22 3 00 PM '67

NOTED: BOOK 117 PAGE 371
RECORDING FEE $ 3.00
DEP. REG. m



STATE TAX $ 12.75
PROBATE .50
TOTAL $ 13.25

SEP 22 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID SEP