Mail to — JOE WILLIAMS ATTORNEY. 1400 Murfreesboro Road Nashville, Tennessee

BOOK 4286 PAGE 914

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

ROBERT M. EDWARDS AND WIFE,
SANDRA S. EDWARDS

TO

JAMES DAVID SIMMONS AND WIFE,
JUDI ANNE SIMMONS

For draftsman's use

This instrument was prepared by
R.S.[illegible]M AND SHORT, Attorneys
[illegible]ourt Square Building
[illegible]shville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES DAVID SIMMONS ET UX (NAME)	MURPHREE MORTGAGE COMPANY (NAME)	Map 150
(STREET ADDRESS OR ROUTE NUMBER)	226 THIRD AVENUE, NORTH (STREET ADDRESS)	Par. 156
(CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

A 2 U 6 2 1

[illegible] REFERENCE

[illegible] 11-23-70

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 20,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November 19[illegible]

Frances Williams
Notary Public

MY COMMISSION EXPIRES: 2-2-71

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100---------- ($10.00)---------- DOLLARS CASH AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, INCLUDING THE ASSUMPTION OF THE BALANCE DUE ON A NOTE SECURED BY A DEED OF TRUST TO MURPHREE MORTGAGE COMPANY OF RECORD IN BOOK 4146, PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WE, ROBERT M. EDWARDS AND WIFE, SANDRA S. EDWARDS have bargained and sold, and by these presents do transfer and convey unto the said JAMES DAVID SIMMONS AND WIFE, JUDI ANNE SIMMONS

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. 124, EDGE-O-LAKE ESTATES, SECTION VIII, AS OF RECORD IN BOOK 3700, PAGE 101, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

SAID LOT BEGINS IN THE NORTHERLY MARGIN OF THE TERMINUS OF CLEARWATER DRIVE, COMMON CORNER WITH LOT 123; THENCE IN A NORTHERLY DIRECTION 155.01 FEET TO A POINT; THENCE 121.73 FEET IN A NORTHEASTERLY DIRECTION TO A MONUMENT; THENCE 50 FEET IN AN EASTERLY DIRECTION TO A MONUMENT; THENCE 67.72 FEET IN A SOUTHERLY DIRECTION TO A POINT; THENCE 176 FEET IN A SOUTHWESTERLY DIRECTION ALONG THE COMMON BOUNDARY BETWEEN LOTS 124 AND 125, TO A POINT IN THE NORTHEASTERLY MARGIN OF CLEARWATER DRIVE; THENCE 45.17 FEET IN A NORTHWESTERLY DIRECTION ALONG SAID MARGIN TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ROBERT M. EDWARDS AND WIFE, SANDRA S. EDWARDS BY DEED FROM JACK WILLIAMS AND WIFE, FRANCES E. WILLIAMS OF RECORD IN BOOK 4146, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WD-2

This is { unimproved ( ) / improved (X) } property, known as 517 CLEARWATER DRIVE, (House Number) (Street) P. O. Address: NASHVILLE, TENNESSEE (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 JAMES DAVID SIMMONS AND WIFE, JUDI ANNE SIMMONS THEIR heirs and assigns, forever.

And WE do covenant with the said JAMES DAVID SIMMONS AND WIFE, JUDI ANNE SIMMONS 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 EXCEPT AS STATED ABOVE AND 1968 TAXES WHICH GRANTEES ASSUME.

And WE, ROBERT M. EDWARDS AND WIFE, SANDRA S. EDWARDS do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said JAMES DAVID SIMMONS AND WIFE, JUDI ANNE SIMMONS, THEIR heirs and assigns against the lawful claims of all persons whomsoever.

Witness OUR hand S this 12th day of November, 19 68

Robert M. Edwards

Sandra S. Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, FRANCES WILLIAMS, a Notary Public in and for said County and State, the within named ROBERT M. EDWARDS AND WIFE, SANDRA S. 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 12th day of November, 1968.

Frances Williams, Notary Public.

Commission expires 2-2-71.

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 .

Commission expires , Notary Public.

NOV 15 68 CONV 20,200.00
NOV 15 68 S'TAX B* 52.52
NOV 15 68 PR'FEE B* .50
NOV 15 68 WDEED B* 3.00 * 56.02