BOOK 4302 PAGE 726 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,200.00

Thomas R Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF January, 1969

Robert W. Thurman
Notary Public

MY COMMISSION EXPIRES: My Commission Expires AUGUST 9 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Denney, Lackey, Chernau & Castleman, 218 3rd Ave. No., Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. Thomas R. Edwards (NAME)	Mr. and Mrs. Thomas R. Edwards (NAME)	Map 75-7
4432 Baton Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	4432 Baton Rouge Drive (STREET ADDRESS)	Par. 80
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Tucker L. Haynes, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS R. EDWARDS AND WIFE, SARAH H. EDWARDS,

HEREINAFTER CALLED THE 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 180 on the Plan of Tulip Grove, Section 4, as of record in Book 4175, page 12, Register's Office for said County.

Said Lot No. 180 fronts 81.00 feet on the westerly side of Baton Route Drive and extends back between parallel lines 151.30 feet to a line on which it measures 81.00 feet.

Being part of the property conveyed to Tucker L. Haynes by deed from Miller Kimbrough, Trustee, of record in Book 4243, page 340, said Register's Office.

This conveyance is made subject to restrictions of record in Book 4228, page 457; and easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 4175, page 12, said Register's Office.

This is unimproved ( ) improved (X) property, known as 4432 Baton Rouge Drive (House Number) (Street) Hermitage, Tennessee 37076 (P. O. Address) (City or Town) (Postal Zip)

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 17th day of January, 1969

Tucker L. Haynes

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Robert W. Thurman, Jr., a Notary Public in and for said County and State, the within named Tucker L. Haynes, unmarried,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of January, 1969

Commission expires 8-9-70

Robert W. Thurman, Jr.
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

TUCKER L. HAYNES, unmarried

TO

THOMAS R. EDWARDS AND WIFE, SARAH H. EDWARDS

A 27343

'IDENTIF. REFERENCE'

JAN 20 10 14 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 20 69	CONV	21,200.00			
JAN 20 69	S'TAX		A*	55.12	
JAN 20 69	PR'FEE		A*	.50	
JAN 20 69	W'DEED		A*	3.00	* 58.62