This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC 210054

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 143-3 Par. 32	Mr/Mrs L. Dale Edwards same as below	Fidelity Federal S & L Assn. Fourth and Union Street Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 9D-59030	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 6828 Cloudland Drive	LOAN OR ACCOUNT NO. 18089-2 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated May 16, 1968, in the original principal sum of $26,200.00, payable to Fidelity Federal Savings & Loan Association in monthly installments, including interest at 5 1/2% per annum and a 1% service fee per annum, and being secured by a deed of trust executed by Edgar J. Kushan and wife to Vaden Lackey, Jr., Trustee, of record in Book 4235, page 643.

EDGAR J. KUSHAN and wife, SILVIA B. KUSHAN, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto L. DALE EDWARDS and wife, BARBARA D. EDWARDS,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 34 on the Plan of Section I, West Meade Highlands, as of record in Book 3700, pages 69 and 70, described as follows:

Beginning at a point in the westerly margin of Highland Park Drive, at the corner of Lots 34 and 35; thence with the line between said lots, westerly 63.9 feet to a point; thence South 40°49' west 135.93 feet to a point in the northerly margin of Cloudland Drive; thence with the same, easterly 155 feet to a point at the beginning of a curve; thence around said curve, northeasterly 39.27 feet to a point in the westerly margin of Highland Park Drive; thence with the margin of the same, southerly 121.45 feet to the point of beginning.

Being the same property conveyed to Edgar J. Kushan and wife, Silvia B. Kushan, by deed from George Gianikas and wife, as of record in Book 4235, page 635.

This conveyance is made subject to restrictions of record in Book 4025, page 420.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above, and for 1969 Metro Taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 16th day of May, 1969.

Silvia B. Kushan

Silvia B. Kushan

Edgar J. Kushan

Edgar J. Kushan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4334 PAGE 477

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Edgar J. Kushan and wife, Silvia B. Kushan, the bargainor(s), 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 Nashville, Tennessee, this, the 16th day of May, 1969.

My commission expires: July 26, 1970

Reau E. Folk Jr.
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,000.00

R. Dale Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May 1969

MY COMMISSION EXPIRES: July 26, 1970 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF: fh

FROM EDGAR J. KISHAN and wife

TO DALE EDWARDS and wife

A 4 1 2 1 1

T
IDENTIF. REFERENCE

MAY 20 12 51 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY20$	CONV	37,000.00			
MAY20$	S'TAX		A*	96.20	
MAY20$	PR'FEE		A*	.50	
MAY20$	W'DEED		A*	3.00	* 99.70

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public