WARRANTY DEED

BOOK 4359 PAGE 897

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmie K. Edwards (NAME)	Security Federal Sav. & Loan Assn. (NAME)	Map 47
Blueberry Hill Road (STREET ADDRESS OR ROUTE NUMBER)	500 Union Street (STREET ADDRESS)	Par. 6
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

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

cash in hand paid, and other good and valuable considerations paid by the grantees, the receipt of which is hereby acknowledged,

THIS INSTRUMENT WAS PREPARED BY:
PAUL T. K. PRENTISS, ATTORNEY AT LAW
301 STAHLMAN BUILDING, NASHVILLE, TENNESSEE

I, Philip M. Cicchiello,

/ *have bargained and sold, and by these presents do transfer and convey unto the said* Jimmy K. Edwards and wife, Margaret Edwards, 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 two tracts of land in the 13th Civil District of said County, described as follows:

TRACT NO. 1: Beginning at a point in the north right-of-way of Blueberry Hill Road, said point being the southeast corner of Gerald A. Switzer's property as of record in Book 1315, page 567, Register's Office for said County; thence north 30° east 231 feet to a steel fence post, said post being the southwest corner of a tract of land belonging to TVA; thence south 89° east 193.4 feet to a point in the west right-of-way line of an access road; thence south 19° 15' east 111.3 feet to a point; thence south 57° 20' east 203 feet to a point in the north right-of-way of Blueberry Hill Road; thence 419 feet, following the north right-of-way line of Blueberry Hill Road to the beginning point.

TRACT NO. 2: Beginning at an iron pin 402 feet from a hickory tree behind Loyd Martin's house, running north 89° east 538 feet to a stake; thence south 69° east 130 feet to an iron pin; thence south 82° 30' west 108 feet to a stake; thence north 83° 45' west 558 feet to the beginning corner, containing 0.47 acres of land, more or less.

Being the properties conveyed to Philip M. Cicchiello and wife, Rhoda Lee Cicchiello, by deed from Clifford R. Melendy and wife, Nora Melendy, as of record in Book 3530, page 21, Register's Office for Davidson County, Tennessee. By decree in the cause of Rhoda L. Cicchiello vs. Phillip M. Cicchiello, Rule No. 52110, Probate Court of Davidson County, Tennessee,

(Continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $17,500.00

Subscribed and sworn to before me, this the 15 day of August 1967

Affiant

My commission expires: Apr 15 1971 (Affix Seal)

Notary Public

the subject premises were vested in Phillip M. Cicchiello.

The said Philip M. Cicchiello and Phillip M. Cicchiello is one and the same person.

Power of Attorney from Philip M. Cicchiello to Paul T. K. Prentiss recorded in Book 4356, page 567, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to lease for oil and gas made by R. L. Botman, et al, to the McGuir Drilling Company dated September 16, 1931, filed September 23, 1931, and recorded in Book 880, page 345, Register's Office for Davidson County, Tennessee, for a term of five years or as long thereafter as gas and oil shall be produced in paying quantities, and an easement for right-of-way of Blueberry Hill Road and the right for the cut or fill slope to extend beyond the right-of-way line as is necessary to permit the construction of a 24-foot flat section extending 12 feet on each side of the center line as set out in the grant from Mrs. T. H. Jeys to Davidson County, of record in Book 2105, page 442, Register's Office for Davidson County, Tennessee, and a permanent easement and right-of-way for access road location on, over and across westerly line of premises, as set out in the deed from Nettie L. Jeys to the United States of America of record in Book 2241, page 610, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jimmy K. Edwards and wife, Margaret Edwards, their *heirs and assigns, forever.*

And I *do covenant with the said* Jimmy K. Edwards and wife, Margaret Edwards, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Philip M. Cicchiello, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Jimmy K. Edwards and wife, Margaret Edwards, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 15th *day of* August, *19* 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Philip M. Cicchiello
Philip M. Cicchiello

By: Paul T. K. Prentiss
Paul T. K. Prentiss,
Attorney in Fact for
Philip M. Cicchiello

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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On this the 15th day of August, 1969, before me personally appeared Paul T. K. Prentiss, to me known to be the person who executed the foregoing instrument in behalf of Philip Cicchiello, and acknowledged that he executed the same as the free act and deed of the said Philip M. Cicchiello.

Witness my hand and official seal at office in Nashville, Tennessee, this the 15 day of August, 1969.

Notary Public

My Commission Expires: April 15, 1971

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., 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..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

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.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

Philip M. Cicchiello

TO

Jimmy K. Edwards, et ux

File: Union Trust Co. box

AUG25'69 CONV
AUG25'69 STAX 17,500.00
AUG25'69 RCFEE A** 45.50
AUG25'69 A* 50
AUG25'69 RECD A* 6.00 * 52.00

A 5 1 8 4 3

IDENTIF. REFERENCE

AUG 25 3 40 PM '69

FEE $ GARNISON REGISTER DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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