This instrument prepared by:
James C. Summers, Atty.
300 James Robertson Pkwy.
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4401 PAGE 573

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clarence H. Edwards (NAME)	Guaranty Mortgage Company (NAME)	Map 148-12
4724 Lori Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Par. 42
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37201 (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, the receipt of which is hereby acknowledged, including the assumption of the balance owing on an indebtedness secured by deed of trust of record in Book 3754, page 593, Register's Office for Davidson County, Tennessee, in the original principal amount of $12,400;

I, Willie Clay Ball Scarlet

have this day bargained and sold, and do hereby transfer and convey unto the said Clarence H. Edwards and wife, Frances I. Edwards, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 47 on the Plan of Lori Heights, as of record in Book 3106, page 123, Register's Office for Davidson County, Tennessee.

SAID Lot No. 47 fronts 68.04 feet on the east side of Lori Drive and extends back 209.4 feet on the north line and 223.7 feet on the south line, to a dead line in the rear, being the westerly right of way of the L & N Railroad, as fenced, on which it measures 85.9 feet.

BEING the same property conveyed to Willie Clay Ball Scarlet by deed from Carl D. Scarlet as of record in Book 4250, page 133, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $_____
Subscribed and sworn to before me, this the _____ day of _____, 19____
Affiant
My commission expires: _____ (Affix Seal)
Notary Public

This is (unimproved / improved (X)) property, known as 4724 Lori Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Clarence H. Edwards and wife, Frances I. Edwards, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Clarence H. Edwards and wife, Frances I. Edwards, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* this 3rd *day of* March, 19 70 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Willie Clay Ball Scarlet

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J C Summers, *a Notary Public in and for said County and State,* Willie Clay Ball Scarlet, *the within named 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* 28th *day of* March, *19* 70.

J C Summers *Notary Public*

Commission expires 7/31/72

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 .....

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 11,000.00 Affiant Clarence H. Edwards
Subscribed and sworn to before me this 5 day of March 19 70
Deputy Register Rachel W. Reggs

MAR-5 70	CONV	11,000.00			
MAR-5 70 $ TAX			A*	28.60	
MAR-5 70 PR FEE			A*	.50	
MAR-5 70	W DEED		A*	3.00	* 32.10

WARRANTY DEED

FROM

Willie Clay Ball Scarlet

TO

Clarence H. Edwards, et.ux.

A 70282

IDENTIF. REFERENCE

MAR 5 1 32 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE