WARRANTY DEED

BOOK 4478 PAGE 606

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe Michael Edwards	MURPHREE MORTGAGE COMPANY	130-7
(NAME)	(NAME)	
3905 Trimble Road	226 Third Avenue, North	105
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten & 00/100 ($10.00)

Dollars,

cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of all of which is hereby acknowledged; we,

A.M. TENISON, JR. and wife, SHIRLEY W. TENISON

have this day bargained and sold, and do hereby transfer and convey unto the said grantees,

J. M. EDWARDS and wife, CHARLOTTE ANN E. EDWARDS,

their ~~successors~~, *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 20 on the Final Plat of Sharber's Harding Place Subdivision, not of record and described according to a survey dated November 2, 1959,made by T. R. Sanford, Surveyor as follows:
BEGINNING at an iron pin in the south margin of Trimble Road, being the corner between lots Nos. 20 and 21; thence in a southerly direction with the line between said lots a distance of 334 feet to an iron pin at the northeast corner of lot No. 17;thence in a westerly direction and with the line between lots Nos. 17 and 20 a distance of 100 feet to an iron pin at the northwest corner of said lot No. 17;thence in a northerly direction with the line between lots Nos. 19 and 20 a distance of 324 feet to the south margin of Trimble Road, said point being 46.75 feet easterly from the beginning of a curve;thence easterly along the southerly margin of Trimble Road 100.5 feet to the point of beginning.
Being the same property conveyed to A.M. Tenison, Jr. and wife,Shirley W. Tenison, by deed from John A.Ramsey Jr.,and R.H. Daugherty, of record in book 2992, page 597,Register's Officefor Davidson County, Tennessee.

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property, and to taxes for 1971.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $33,250.00

Subscribed and sworn to before me, this the 4th day of Feb 1971

Affiant Joe Michael Edwards

My commission expires: (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 3905 Trimble Road, 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
J.M. Edwards and wife, Charlotte Ann E. Edwards, their

~~successors~~, *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except as hereinbefore stated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* J. M. Edwards and wife, Charlotte Ann E. Edwards, their ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 4th *day of* Feb., 1971 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

A. M. Tenison, Jr.

Shirley W. Tenison

STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

Return to
Thomas, Halliburton, Ballin & Forte
122 Parkway Terrace
Nashville, Tn

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Undersigned *, a Notary Public in and for said County and State,* A. M. Tenison, Jr., and wife, Shirley W. Tenison *the within named 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* 4th *day of* Feb. *,* 1971

Notary Public

Commission expires Oct. 30, 1973

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

A.M. TENISON, JR., ET UX

TO

J. M. EDWARDS, ET UX

B 04252

IDENTIF. REFERENCE

FEB 9 2 22 PM '71

FELIX Z. ... 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

FEB-71	CONV	33,250.00			
FEB-71	S'TAX		A*	86.32	
FEB-71	PR'FEE		A*	.50	
FEB-71	W'DEED		A*	3.00	* 89.82