WARRANTY DEED BOOK 4479 PAGE 359

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James T. Edwards, III, etux	Noel-Palmer Mortgage Co., Inc.	
(NAME)	(NAME)	Map. 115-10
6517 Cornwall Drive	402 Stahlman Building	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 26
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

----------TEN & No/100 ($10.00)---------- *Dollars,*
and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we

David N. Rideout and wife, Sue C. Rideout,

have this day bargained and sold, and do hereby transfer and convey unto the said James T. Edwards, III and wife, Nancy B. Edwards, their

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

Land in Davidson County, Tennessee, being Lot No. 189 on the plan of West Meade Estates, Section II, as of record in Book 2900, Page 118, Register's Office for said County.

Said Lot No. 189 fronts 125 feet on the northwesterly side of Cornwall Drive and runs back between lines 422.0 feet on the ~~southwesterly~~ northeasterly line and 398.5 feet on the ~~southeasterly~~ northwesterly line to a dead line in the rear on which it measures 127.14 feet.

Being the same property conveyed to David N. Rideout and wife, Sue C. Rideout, by deed from William D. Miller and wife, of record in Book 4294, Page 331, Register's Office for said County.

Subject to a 10-foot easement for public utilities, 10-foot drainage easement, 175-foot building setback line from Cornwall Drive amended to 165-foot building setback line, conditions of owners certificate and restrictive covenants as contained in instruments of record in Book 2900, Page 118, Book 3976, Page 274, Book 3134, Page 426 and Book 3462, Page 281, Register's Office of Davidson County, Tennessee and 1971 property taxes prorated date of deed and assumed by purchasers.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 38,500

Subscribed and sworn to before me, this the 11th day of February 1971

My commission expires: April 24 1974 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved (X) property, known as 6517 Cornwall 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 James T. Edwards, III and wife, Nancy B. 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 stated above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James T. Edwards, III and wife, Nancy B. Edwards, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 10th *day of* February, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

DAVID N. RIDEOUT

SUE C. RIDEOUT

This instrument prepared by William F. Howard, Attorney,
700 American Trust Building, Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, David N. Rideout and wife, Sue C. Rideout *a Notary Public in and for said County and State,*

the within named bargainors, 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* [illegible] *day of* February, *19* 71

Notary Public

Commission expires [illegible]

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.....

FEB 12	CONV	38,500.00				
FEB 12	S'TAX		A*	100.10		
FEB 12	PB'FEE		A*	.50		
FEB 12	W'DEED		A*	3.00	*	103.60

WARRANTY DEED

FROM

DAVID N. RIDEOUT, ET UX

TO

JAMES T. EDWARDS, III, ET UX

304587

IDENTIF. REFERENCE

FEB 12 11 24 AM '71

FELIX A. WILSON JR 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

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX