BOOK 1672 PAGE 571 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January, 19 73

Notary Public

MY COMMISSION EXPIRES: 11/8/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Jonathan J. Foley, Jr., Attorney, 521 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Posey, et ux (NAME)	DIVERSIFIED MORTGAGE CO. (NAME)	3D 20900
2703 Nodyne Drive (STREET ADDRESS OR ROUTE NUMBER)	507 Stahlman Building (STREET ADDRESS)	Map 95-16
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	Par 27

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Elmer F. Edwards and wife, Hilda Edwards

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert A. Posey and wife, Frances C. Posey

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 56 on the Plan of Perry Heights, as of record in Book 2900, page 18, Register's Office for said County.

SAID lot being described as follows: BEGINNING at a point on the southerly side of Nodyne Court, at the corner of Lots Nos. 56 and 57; thence along the line between said lots, southerly 130 feet to a monument in the north line of Lot No. 58; thence along the line between Lots Nos. 56 and 58, westerly 104 feet; thence northerly 87 feet to a corner of Lots Nos. 55 and 56; thence with the line between said lots northeasterly 124 feet to the southwesterly margin of Nodyne Drive; thence along said Drive, around a curve in a southeasterly direction, 43.3 feet to the point of the beginning.

BEING the same property conveyed to Elmer F. Edwards and wife, Hilda Edwards, by deed from Jack H. Rhodes and wife, Bernita B. Rhodes, of record in Book 3278, page 295, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2928, page 445, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 2703 Nodyne Drive, Nashville, Tennessee 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 15th day of January, 19 73

Elmer F. Edwards

Hilda Edwards

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elmer F. Edwards and wife, Hilda Edwards

the 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 15th day of January 19 73.

Commission expires 11/8/75

Belinda Weed
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

file in Box # 4

WARRANTY DEED

FROM
ELMER F. EDWARDS, ET UX

TO
ROBERT A. POSEY, ET UX

B 9 1 3 5 5

IDENTIF. REFERENCE

JAN 17 8 18 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN 17	CONV	19,200.00				
JAN 17	S'TAX		A*	49.92		
JAN 17	PR'FEE		A*	.50		
JAN 17	W'DEED		A*	4.00	*	54.42

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.