This instrument prepared by;
Robert F. Spann, Attorney
310 Philfre Court Building
Nashville, Tennessee

Mail:

Address New Owner as Follows: Send Tax Bills To: Map-Parcel Numbers

Vernon L. Edens
729 Greymont Drive
Nashville, Tennessee 37217

Same

119-6
140

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D E E D

FOR AND IN CONSIDERATION of the sum of ONE and no/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an estate in fee simple, I, MYRTLE C. EDENS, have bargained and sold, and by these presents do hereby transfer and convey unto ROBERT F. SPANN, TRUSTEE, his successors and assigns, the following described tract or parcel of land, to wit:

> Land in Davidson County, Tennessee, being Lot No. 83 on the Map of Sterling Heights, Section Three, of record in Book 1424, page 113, Register's Office for said County, more particularly described as follows:
>
> Commencing at a point in the southerly margin of Peachtree, the common corner of Lots Nos. 82 and 83; thence westerly along the southerly margin of Peachtree Street; 58.2 feet to a point; thence in an arc, southwesterly a distance of 31.63 feet to a point on the easterly side of Boone Drive; thence southerly along the easterly margin of Boone Drive, 139.8 feet to a point; thence easterly 75.72 feet to a point,; thence northerly 160 feet to the point of beginning.
>
> Being the same property conveyed to Myrtle C. Edens by deed from Banner Construction Company, of record in Book 3402, page 449, said Register's Office.
>
> This conveyance is made subject to restrictions, easement and setback line of record.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And I do covenant with the said ROBERT F. SPANN, TRUSTEE, that I am lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And I, MYRTLE C. EDENS, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said ROBERT F. SPANN, TRUSTEE, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said ROBERT F. SPANN, TRUSTEE, for and in consideration of the sum of ONE and no/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto VERNON L. EDENS, his heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging to the said VERNON L. EDENS, his heirs and assigns, forever.

And I do covenant with the said VERNON L. EDENS that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, ROBERT F. SPANN, TRUSTEE, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the Grantee herein, to the said VERNON L. EDENS, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 20th day of February, 1973.

Myrtle C. Edens
MYRTLE C. EDENS

Robert F. Spann
ROBERT F. SPANN, TRUSTEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Faye D. Minton, a Notary Public in and for said County and State, the within named MYRTLE C. EDENS, the 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 20th day of February, 1973.

FAYE D. MINTON NOTARY PUBLIC

Notary Public

Commission Expires: 2-5-77

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Personally appeared before me, Faye D. Minton, a Notary Public in and for the said County and State, the within named ROBERT F. SPANN, TRUSTEE, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes mentioned therein.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of February, 1973.

Faye D. Minton
Notary Public

FAYE D. MINTON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires: 2-5-77

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $13,500. Affiant Vernon L. Eakes

Subscribed and sworn to before me this 21 day of Feb. 1973

Deputy Register C. W. Rogers, Jr.

B 9 5 4 1 7

IDENTIF. REFERENCE

FEB 21 10 20 AM '73

REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

EB21	CONV	13,500.00			
EB21	S'TAX		A*	35.10	
EB21	PR'FEE		A*	.50	
EB21	W'DEED		A*	6.00	* 41.60