BOOK 4691 PAGE 736

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,700.00

James William Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March 19 73.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 5-1-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilkins & Adams, Attys, 112 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James William Edwards (NAME) | Guaranty Mortgage Company (NAME) | 6D-20865 |
| 226 Wauford Drive (STREET ADDRESS OR ROUTE NUMBER) | 311 - 7th Avenue, North (STREET ADDRESS) | Map. 147-6 |
| Nashville, Tenn. (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | Par. 34 |

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, PAUL EADS and wife, PATRICIA ANN EADS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES WILLIAM EDWARDS and wife, MARY ANN EDWARDS

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. 123 on the Plan of Caldwell Hall, Section 1, Revised of record in Book 2900, page 58, Register's Office for said County.

SAID Lot No. 123 fronts 80 feet on the northerly side of Wauford Drive and extends back 186.4 feet on the easterly line and 193.1 feet on the westerly line to a dead line measuring 80.25 feet thereon.

BEING the same property conveyed to Paul Eads and wife, Patricia Ann Eads by deed from Roberts Realty, Inc., of record in Book 4050, page 617, Register's Office for Davidson County, Tennessee.

Paul Eads and the undersigned Paul T. Eads are one and the same person.

This is unimproved ( ) improved (X) property, known as 226 Wauford Drive, Nashville, Tennessee
(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 hands this 22nd day of March, 19 73

Paul Eads

Patricia Ann Eads

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Eads and wife, Patricia Ann Eads

the 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 22nd day of March 19 73

Commission expires 5-1-76

John V. Adams
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

WARRANTY DEED

FROM

PAUL EADS, et ux

TO

JAMES WILLIAM EDWARDS, et ux

B 9 9 4 8 8

IDENTIF. REFERENCE

MAR 23 2 29 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
Paul Beck
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS - AT - LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

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|---|---|---|---|---|---|---|
| MAR 23 73 | CONV | 20,700.00 | | | | |
| MAR 23 73 | S'TAX | | A* | 53.82 | | |
| MAR 23 73 | PR'FEE | | A* | .50 | | |
| MAR 23 73 | W'DEED | | A* | 4.00 | * | 58.32 |