Return to: Roy Shainberg
P.O. Box 4524
Nashville, Tn 37204

Prepared by: James F. Vance Berry
American Trust Bldg
Nashville, Tenn

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy Shainberg, Trustee (NAME:)	Same (NAME:)	Lot 27
100 Oaks Office Tower (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Block B
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	BH 3745

For and in Consideration of the sum of.....

---Nineteen Thousand and no/100 ($19,000.00)----------*DOLLARS*
Cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Sterling Brown Edwards and wife, Katie G. Edwards,

MAY23	CONV	19,000.00			
MAY23	S'TAX		A*	49.40	
MAY23	PR'FEE		A*	.50	
MAY23	W'DEED		A*	8.00	* 57.90

.....*have bargained and sold, and by these presents do transfer and convey unto*

the said Roy Shainberg, Trustee, with full power to mortgage, sell, transfer and convey, without joinder of any beneficiary, and
~~to his successors in trust~~ *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. 27, of Block "B" on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County.

SAID Lot No. 27 fronts 60 feet on the westerly side of Azalea Place, and runs back 133 feet on the north line and 135.1 feet on the south line, to a dead line, and measures 78 feet thereon.

BEING the same property conveyed to Sterling Brown Edwards and his wife, Katie G. Edwards, by deed from A. D. Hewlett and wife, Frances H. Hewlett, of record in Book 4400, page 595, Register's Office for Davidson County, Tennessee.

This conveyance is made expressly subject to the following:

1. Taxes for the year 1973 which have been prorated and the payment of which has been assumed by the Grantee.

2. Plan of record in Book 1130, page 36, Register's Office for Davidson County, showing Owner's Certificate, set-back line from Azalea Place and 10 foot easement on rear of lot for public utilities.

3. Such other matters as would be revealed by an accurate survey of the premises.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $19,000.00

Affiant

Subscribed and sworn to before me, this the 21st day of May 1973

Notary Public

My commission expires: Dec. 21, 1974
(Affix Seal)

unimproved ( ) This is improved (X) property, known as 2819 Azalea Place, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Roy Shainberg, Trustee, his successors in trust ~~heirs~~ *and assigns, forever.*

And Grantor *do covenant with the said* Grantee *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as hereinabove set forth.

And Grantors *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said* Grantee, his successors in trust ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 21st *day of* May, *19*73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sterling Brown Edwards

Katie G. Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Gail Rosenthal, *a Notary Public in and for said County and State, the within named* Sterling Brown Edwards and wife, Katie G. 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* 21st *day of* May, *19*73.

Gail Rosenthal, *Notary Public.*

Commission Expires Jan 31, 1974

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

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

~~Sterling Brown Edwards~~

et ux

TO

~~Roy Shainberg, Trustee~~

C07686

IDENTIF. REFERENCE

MAY 23 8 49 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of

Chicago Title Insurance Company

S. W. Corner Third & Union

Phone 256-2656

NASHVILLE, TENNESSEE 37201