C 14540

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____ 19____.

_____
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

IDENTIF. REFERENCE

JUL 9 2 21 PM '73

FEE & REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Mail to

THIS INSTRUMENT WAS PREPARED BY
Sager & Sager, Attorneys, 923 Main Street, Nashville, Tennessee 37206
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MAGGIE DIEDRICK EDWARDS (NAME)	GUARANTY MORTGAGE CO. (NAME)	Map 94-1
1420 Eastside Avenue (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue North (STREET ADDRESS)	Par 293
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

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, ~~XXX~~ I, MAGGIE DIEDRICK,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MAGGIE DIEDRICK EDWARDS and husband, HERBERT B. EDWARDS, for the specific purpose of creating an estate by the entirety

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. 111 on the Plan of Shelby Village No. II, as of record in Book 1835, page 48, in the Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point in the southerly margin of Eastside Avenue, at the corner of Lots No. 111 and 112 and thence with the line between said lots, southeasterly 111.9 feet to a concrete monument at the corner of Lot No. 113; thence with the line between Lots No. 111 and 113, southeasterly 66.5 feet to a corner of Lot No. 109; thence with the line between Lots No. 109 and 111, Northerly 81.1 feet to a concrete monument at the corner of Lot No. 110; thence with the line between Lots No. 110 and 111, northwesterly 100.6 feet to the southerly margin of the same, southwesterly 57.3 feet to the point of beginning.

Being the same property conveyed to Maggie Diedrick by deed from William E. Breedlove and wife, Ester M. Breedlove of record in Book 4232, page 879, Register's Office for Davidson County, Tennessee.

This is { unimproved / improved (X) } property, known as 1420 Eastside Avenue, 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 my hand this 7th day of July, 19 73

Maggie Diedrick

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edward Phillip Russell, a Notary Public in and for said County and State, the within named MAGGIE DIEDRICK

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 7th day of July 19 73

Commission expires May 15, 1975

Edward Phillip Russell
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

MAGGIE DIEDRICK

TO

MAGGIE DIEDRICK EDWARDS, and husband, HERBERT B. EDWARDS

JUL-93 MISC A* 4.00 * 4.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.