This Instrument Prepared By
Schulman, McCarley, Hollins and Pride
900 American Trust Building
Nashville, Tennessee

WARRANTY DEED

BOOK 4756 PAGE 30

Mail to

Address New Owner(s) as Follows: Send Tax Bills To: Map Parcel Numbers

Esther E. Edwards
453 Huntington Ridge Dr.
Nashville, Tennessee 37211

Same

161-11-A
204

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, Huntington Ridge Townhouse Development Corp., a Tennessee Corporation, Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said _____ Esther E. Edwards, a single woman _____, Grantee(s), her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Lot # 204 on the plan of Huntington Ridge Townhouses as of record in Book 4675, page 9, Register's Office for Davidson County, Tennessee, reference to which plat is hereby made for a more complete and accurate description of said property, together with one membership in Huntington Ridge Homeowners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.

BEING part of the same property conveyed to Huntington Ridge Townhouse Development Corp. by deed from Murff Development Co., as of record in Book 4529, page 827, and by deed of correction of record in Book 4717, page 754, said Register's Office.

This conveyance is made and accepted by the Grantee(s) herein subject to the Declaration of Covenants, Conditions and Restrictions filed by Huntington Ridge Townhouse Development Corp. as recorded in Book 4729, page 687, Register's Office for Davidson County, Tennessee.

This is improved property known as 453 Huntington Ridge Drive, Nashville, Tennessee, 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to said Esther E. Edwards, a single woman, her heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out above,

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 28,375.00. Subscribed and sworn to before me, this the 15th day of [illegible], 1973.

NOTARY PUBLIC

Affiant

Commissio[illegible] Notary Public

a Declaration of Covenants, Conditions and Restrictions, as of record in Book 4729, page 687, Register's Office for Davidson County, Tennessee, and owners certificate, easement for roadways and utilities, all as shown on a plat of record in Book 4675, page 9, Register's Office for Davidson County, Tennessee.

It further binds itself and its representatives to warrant and forever defend the title to said real estate to said Esther E. Edwards, a single woman, her heirs and assigns, against the lawful claims of all persons.

Witness our hand this 15th day of October, 1973.

HUNTINGTON RIDGE TOWNHOUSE DEVEOPERS, CORP.
GRANTOR

By: Jack Tyrell
Financial Officer

GRANTEE(S):

Esther E. Edwards
Esther E. Edwards

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Annie Pearce, a Notary Public in and for said County and State, Esther E. Edwards, a single woman, the within named bargainor(s), 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 15th day of October, 1973

Commission Expires: 5-22-77 Notary Public: Annie Pearce

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Annie George, a Notary Public in and for the County and State aforesaid, personally appeared Jack Tyrrell, with whom I am personally acquainted, and who, upon oath acknowledged himself to be the Financial Officer of the Huntington Ridge Townhouse Development Corp., the within named bargainor, a corporation, and that he as such financial officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as financial officer.

Witness my hand and seal at office in Nashville, Tennessee, this 15th day of October, 1973.

Commission Expires: 5-2-77 Notary Public: Annie George

IDENTIF. REFERENCE

C 2 8 0 3 0

OCT 16 3 09 PM '73

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

OCT 16	CONV	28,375.00				
OCT 16	S'TAX		A*	73.84		
OCT 16	PR'FEE		A*	.50		
OCT 16	W'DEED		A*	6.00	*	80.34