BOOK 4873 PAGE 625

THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GRACE WILCHER (NAME)	SAME (NAME)	34-13
206 Edgemeade Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	228
Madison, Tennessee 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

mail

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ---------- ($10.00) *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations,

I, PEGGY WILCHER GARNER, hereinafter called the GRANTOR, *have this day bargained and sold, and do hereby transfer and convey unto the said* all my right, title and interest GRACE WILCHER, hereinafter called the GRANTEE, her *(successors), heirs and assigns, in certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Edgemeade Farm Subdivision, of record in Book 3600, page 69, Register's Office for said County.

Said Lot No. 29 fronts 40 feet on the south margin of Edgemeade Drive and runs back 136.2 feet on the westerly side and 125 feet on the easterly side to a dead line on which it measures 80.6 feet.

Being the same property conveyed to Grace Wilcher and Peggy Wilcher Garner, by deed from George Lee Driver and wife, Teresa Driver, of record in Book 4859, page 228, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3805, page 772, and Book 3928, page 954, said Register's Office, and the Plan of record in Book 3600, page 69, said Register's Office, which shows an owner's certificate, a 30 foot minimum building setback line from Edgemeade Drive and a 10 foot easement for public utility purposes along the rear line of said lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is none

Subscribed and sworn to before me, this the 6th day of December, 1974

Affiant

My commission expires: February 11, 1976 (Affix Seal)

Notary Public

This is improved (X) property, known as 206 Edgemeade Drive (House Number) (Street) Madison, Tennessee 37115 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, her *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEE, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 6th *day of* December, 19 74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Grace Wilcher

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* PEGGY WILCHER GARNER

the within named 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 Madison, *Tennessee, this* 6th *day of* December, *19*74.

Cindy Lee Strange
Notary Public.

Commission expires February 11, 1976

NOTARY PUBLIC * DAVIDSON COUNTY * TENN.

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

PEGGY WILCHER GARNER

TO

GRACE WILCHER

DEC-9 74 MISC A* 4.00 * 4.00

C 8 0 7 8 5

IDENTIF. REFERENCE

DEC 9 10 17 AM '74

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS