FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5250.00

Walter J. Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February 1975

Joseph A. Cabassa
Notary Public

MY COMMISSION EXPIRES: Aug 22 1978

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Frank M. Newman, Attorney, 2623 Lebanon Rd., Donelson, Tenn. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. William Wilson (NAME)	Same (NAME)	Map 98
Rt 6 Earhart Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 78
Mt. Juliet Tenn 37122 (CITY) (STATE) (P. O. ZIP)	(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, WE, Walter J. Edwards and wife, Ruby O. Edwards

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Robert Wilson and wife, Jami Edwards Wilson

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:

A tract of land in the 4th Civil District of said County, being Tract No. 12 on an unrecorded Plat made by Hickerson and Smith, Engrs., dated November 20, 1965, and described as follows:

SAID tract fronts 174.1 feet on the easterly margin of Earhart Road and runs back between parallel lines 803.0 feet on the north line and 857.8 feet on the south line to a line in the rear on which it measures 168.0 feet.

BEING the same property conveyed to Walter J. Edwards by deed from W. D. Cheek and wife, Lana P. Cheek as of record in Book 4268, page 791 in the Register's Office for Davidson County, Tennessee.

Building restrictions are as follows: 175 feet building set back from Earhart Road; 1200 sq. ft. living area and 50% brick, stone or equivalent, brick or stone to grade. No trailers; no basement houses used as living quarters; any out-building must be neat in appearance and approved by developer. No swine or goats will be permitted within 500 feet of Earhart Road.

Ruby O. Edwards, wife of Walter J. Edwards joins in this conveyance for the purpose of conveying whatever interest she may have in the property.

This is unimproved ( ) improved ( ) property, known as Earhart Road, Hermitage, Tennessee 37076
(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 hand s this 5th day of February, 19 75

Walter J. Edwards

Ruby O. Edwards

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter J. Edwards and wife, Ruby O. Edwards

Walter J. Edwards

Ruby O. Edwards

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 5th day of February, 1975.

Commission expires Aug. 9, 1975

Joseph A. Caldwell
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

WALTER J. EDWARDS ET UX

TO

WILLIAM ROBERT WILSON ET UX

96098

IDENTIF. REFERENCE

APR 29 1 46 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

mail to: Federal Land Bank
Box 911
Nashville, Tenn.

APR29 75 CONV *5,250.00
APR29 75 S'TAX A* 13.52
APR29 75 PR'FEE A* .50
APR29 75 W'DEED A* 4.00 * 18.02

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

5250.00