1144-4

This instrument was prepared by James R. Wyatt, Attorney at Law
First American Center, Nashville, Tennessee

BOOK 4948 PAGE 387

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Joe A. Edgens, et ux (NAME) | Security Federal Savings & Loan Assn (NAME) | 160-3 |
| 5208 Regent Drive (STREET ADDRESS OR ROUTE NUMBER) | 2700 Franklin Road (STREET ADDRESS) | 35 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee 37204 (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Thirty Nine Thousand Five Hundred and No/100------
----------($39,500.00)---------- *Dollars,*

cash in hand paid by Joe A. Edgens and wife, Linda B. Edgens, the receipt of which is hereby acknowledged,

We, Samuel W. Neely and wife, Cheryl D. Neely,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Joe A. Edgens and wife, Linda B. Edgens

their ~~XXXXXXX~~ *heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 279 on the Plan of Haileywood Estates, Section VIII, as of record in Book 2854, page 19, Register's Office for Davidson County, Tennessee.
Said Lot No. 279 fronts 96.0 feet on the northerly side of Regent Drive and extends back 224.6 feet on the westerly line and 227.4 feet on the easterly line to a line in the rear on which it measures 93.3 feet.

Being the same property conveyed to Samuel W. Neely and wife, Cheryl D. Neely, by deed from Jack L. Stemple and wife, Juanita Stemple, of record in Book 4737, page 155, Register's Office for said County.

This conveyance is made subject to public utilities and setback line of record in Book 2854, page 19, and also made subject to restrictive covenants of record in Book 2862, page 364, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,500.00

Subscribed and sworn to before me, this the _____ day of September 19 75

Affiant K. Edgens

My commission expires: 12/3/78 (Affix Seal)

Notary Public

This is improved ( X ) unimproved ( ) property, known as 5208 Regent Drive (House Number) (Street), Nashville, Tennessee 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* Joe A. Edgens and wife, Linda B. Edgens their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1975 taxes which are prorated and assumed by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Joe A. Edgens and wife, Linda B. Edgens their ~~XXXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

*Witness* our hand s this 3rd *day of* September, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Samuel W. Neely

Cheryl D. Neely

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mullennex, a Notary Public in and for said County and State, Samuel W. Neely and wife, Cheryl D. Neely

the within named 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 3rd day of September, 19 75.

Commission expires 12/3/78 John P. Hagan III Notary Public

NOTARY PUBLIC LAW COMPANY JOHN P. HAGAN III STATE OF TENNESSEE DAVIDSON CO.

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.....

SEP-5 75 CONV 39,500.00
SEP-5 75 S'TAX A* 102.70
SEP-5 75 PR'FEE A* .50
SEP-5 75 W'DEED A* 4.00 * 107.20

WARRANTY DEED

FROM

Samuel W. Neely, et ux

TO

Joe A. Edgens, et ux

D 14352

IDENTIF. REFERENCE

SEP 5 9 56 AM '75

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

mail
rec from

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-1631
NASHVILLE, TENNESSEE 37238