BOOK 4957 PAGE 570

This Instrument Prepared By: mail Robert L. Trentham, 24th Floor, Life & Casualty Tower, Nashville, Tennessee

Send Tax Notices To:
Billy W. Edwards and wife,
Ramona A. Edwards
3677 Richbriar Circle
Nashville, TN

Map No. 147-4
Parcel No. 127
MO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM of THIRTY FIVE THOUSAND THREE HUNDRED TWO AND 02/100 ($35,302.02) DOLLARS, the receipt of which is acknowledged, BEN S. ARMISTEAD, III, and wife, VIRGINIA B. ARMISTEAD, hereinafter called "Grantors", have this day bargained and sold and do hereby transfer and convey unto BILLY W. EDWARDS, and wife, RAMONA A. EDWARDS, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described as follows:

Being part of Lot No. 295 on the Plan of Hillbrook, Section V, as of record in Book 3700, page 73, Register's Office for said County, and described according to a survey by Richard B. Omohundro, dated August 11, 1973, as follows:
BEGINNING at the westerly margin of East Richbriar Circle, at the corner of Lots 294 and 295; thence westerly with the line of said Lots, 141.4 feet; thence along the rear line of said Lot No. 295, north 29° 52' west 204 feet more or less, 201 feet, more or less, by actual field measurement, to the south line of part of the lot conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by instrument of record in Book 4099, page 429, said Register's Office; thence easterly 21 feet, more or less, 26 feet, more or less, by actual field measurement, to a point in the line between Lots 295 and 296; thence southeasterly with the line of said lots, 206.5 feet more or less, 200 feet, more or less, by actual field measurement, to the westerly margin of East Richbriar Circle; thence around a curve in the southerly direction 44.85 feet to the point of beginning.
BEING the same property conveyed to Ben S. Armistead, III and wife, Virginia B. Armistead, by warranty deed from Larry K. McCormick and wife, Linda B. McCormick of record in Book 4742, page 392, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD SAID real estate with the appurtenances, estate, title and interest belonging to the said BILLY W. EDWARDS and wife, RAMONA A. EDWARDS, their successors 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 by property taxes for 1975 not yet due and payable, a ten-foot public utilities easement, a 30-foot set back line, and conditions of an owner's certificate as shown on plan of record in Book 3700, page 73, Register's Office for Davidson County, Tennessee and restrictive covenants of record in Book 4031, page 160, Register's Office for Davidson County, Tennessee.

WE FURTHER COVENANT AND BIND OURSELVES, our heirs and assigns to warrant forever defend the title to said real estate to the said BILLY W. EDWARDS and wife, RAMONA A. EDWARDS, their successors and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS, this 30th day of September, 1975.

Ben S. Armistead III
BEN S. ARMISTEAD, III

Virginia B. Armistead
VIRGINIA B. ARMISTEAD

D 18085
IDENTIF. REFERENCE
OCT 1 11 31AM '75
FELIX E. MILLER
DAVIDSON COUNTY REGISTER

STATE OF Kentucky
COUNTY OF Jefferson

Personally appeared before me, John H. Carpenter III, a notary public in and for said County and State, BEN S. ARMISTEAD, III, and wife, VIRGINIA B. ARMISTEAD, the within named bargainors with whom I am personally acquainted and who acknowledge that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Louisville, KY, this 28th day of Aug, 1975.

John H Carpenter III
Notary Public

NOTARY PUBLIC STATE AT LARGE KY JOHN H. CARPENTER III

My Commission Expires:
My Commission Expires March 26, 1978

STATE OF TENNESSEE
COUNTY OF DAVIDSON

OCT-1 75 CONV 35,302.02
OCT-1 75 S'TAX A* 91.78
OCT-1 75 PR'FEE A* .50
OCT-1 75 W'DEED A* 4.00 * 96.28

The actual consideration or value for this transfer is $ 35,302.02.

Billy W. Edwards
Affiant

Sworn to and subscribed before me, on this the 30 day of September, 1975.

Thomas W. Schisler
Notary Public

NOTARY PUBLIC STATE AT LARGE

My Commission Expires:
12-21-75