BOOK 4975 PAGE 1

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE. NORTH
NASHVILLE, TENNESSEE 37219

Mail

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James T. Edwards, Jr. and wife, Gail G. Edwards (NAME)	Guaranty Mortgage Co. (NAME)	156-2
653 Knoll Road (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	#18
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	9D-59914

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, and the assumption by the grantee of the unpaid principal balance of a note payable to Guaranty Mortgage Company secured by a Deed of Trust of record in Book 4225, page 545, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

WILLIAM THOMAS SULLIVAN and wife, SARAH DOWELL SULLIVAN

have this day bargained and sold, and do hereby transfer and convey unto the said

JAMES T. EDWARDS, JR. and wife, GAIL G. EDWARDS
their

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 249 on the Plan of Section II, Harpeth Valley Park, as of record in Book 3700, page 129, Register's Office for said County.

Said Lot No. 249 fronts 110 feet on the westerly side of Harpeth Knoll Road, and extends back 170 feet on the northerly line and 201.8 feet on the southerly line, to a dead line in the rear on which it measures 69.3 feet.

Being the same property conveyed to William Thomas Sullivan and wife, Sarah Dowell Sullivan by deed from Proctor Homes, Inc. of record in Book 4225, page 543, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater) for this transfer is $43,102.59

Subscribed and sworn to before me, this the 20th day of November, 19 75.

Affiant

My commission expires 4/27/77 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 653 Harpeth Knoll Road, Nashville, TN
(House Number) (Street) 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
JAMES T. EDWARDS, JR. and wife, GAIL G. EDWARDS
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, restrictions of record in BK.4148,p.696, plan of record in BK.3700,p.129 and utility anchor easement.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JAMES T. EDWARDS,JR. and wife, GAIL G. EDWARDS their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 20th *day of* November, 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.*

William Thomas Sullivan

Sarah Dowell Sullivan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, William Thomas Sullivan and wife, Sarah Dowell Sullivan

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 20th day of November, 19 75.

Gail Pigg Notary Public

Commission expires 4/27/77

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

William Thomas Sullivan et ux

TO

James T. Edwards, Jr. et ux

D 2 6 1 6 4

FEE REFERENCE

Nov 28 10 28 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

NOV 28 75	CONV	43,102.59			
NOV 28 75	S'TAX		B*	112.06	
NOV 28 75	PR'FEE		B*	.50	
NOV 28 75	W'DEED		B*	4.00	* 116.56

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238