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

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Edwards	SAME	145
(NAME): 2120 Crestmoor Dr.	(NAME):	#82
(STREET ADDRESS OR ROUTE NUMBER): Nashville, Tenn.	(STREET ADDRESS):	FH#1370
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)----------

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DOLLARS

and other good and valuable consideration, the receipt of which is hereby acknowledged, it, the undersigned

JUL-1 76 CONV 27,600.00
JUL-1 76 S'TAX B* 71.76
JUL-1 76 PR'FEE B* .50
JUL-1 76 W'DEED B* 8.00 * 80.26

H & S DEVELOPMENT COMPANY, INC.

have bargained and sold, and by these presents do transfer and convey unto the said JAMES M. EDWARDS and wife, NANCY COLEMAN EDWARDS *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 7th Civil District of Davidson County, Tennessee, City of Forest Hills, and more particularly described according to a survey by A & A Engineers, Inc., dated June 26, 1976, Job No. 790-76, as follows:

Beginning at an iron pin located in the southwestern corner of Tyne Valley Estates, Section 9, said point also being in the eastern boundary line of Murray M. Johnson tract as shown on Davidson County Property Map 145, Parcel 45; thence with said line S 4° 26' 11" W 85.68 feet to an iron pin, Murray M. Johnson's southeast corner; thence S 3° 01' 53" W along Wm. C. Mitchum's east property line 330.15 feet to an iron pin; thence S 2° 27' 56" W 366.96 feet along J. W. Hobb's east property line to an iron pin; thence S 3° 40' 19" W 297.21 feet to an iron pin; thence leaving J. W. Hobb's line N 75° 49' 19" E 259.97 feet to an iron pin; N 60° 55' 38" E 165.55 feet to an iron pin; N 13° 36' 26" E 490.50 feet to an iron pin; S 86° 23' 2" E 841.00 feet to a concrete monument in the western margin of Galaxy Estates, thence with said margin N 4° 54' 13" E 646.95 feet to an iron pin in the southern margin of Tyne Valley Estates, Section 10; thence with said margin N 42° 09' 47" W 66.03 feet to a point; N 50° 56' W 509.14 feet to a concrete monument in the eastern margin of Tyne Valley Estates, Section 9; thence with said margin S 10° 54' W 668.20 feet to an iron pin; thence N 79° 04' W 130.20 feet to an iron pin; thence N 78° 57' W 601.8 feet to an iron pin; thence N 79° 04' W 64.57 feet to the point of beginning, containing 22.39 acres, more or less.

STATE OF TENNESSEE
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for this transfer is $ 27,600.00

Affiant

Subscribed and sworn to before me, this the 29th day of June, 1976

Notary Public

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

Being part of the same property conveyed to H & S Development Company, Inc., by deed from Haury & Smith Investment Company, of record in Book 3964, page 100, Register's Office for Davidson County, Tennessee.

In addition to the aforesaid described property, also included with this conveyance is a 50 foot strip of land described as follows:

Beginning at an iron pin in the northeast corner of the above described tract N 42° 09' 47" W 66.03 feet to a point; N 50° 56' W 52.13 feet to a point; N 22° 37' E 375.80 feet to a point in the southern right-of-way of Jefferson Davis Court; thence with said right-of-way S 67° 23' E 50.0 feet to a point; thence S 22° 37' W 270.0 feet to a point; thence S 0° 27' W 159.5 feet to the point of beginning. Said easement is of record in Tyne Valley Estates, Section 10, Book 3700, page 136, Register's Office for Davidson County, Tennessee.

Also included with this conveyance is a 25 foot strip of land described as follows:

Beginning at an iron pin located in the southwestern corner of Tyne Valley Estates, Section 9; thence N 4° 22' E 356.90 feet to a point; thence N 79° 45' E 401.5 feet to a point in the western right-of-way of General Forrest Court; thence with said right-of-way, 25 feet more or less to a point; thence S 79° 45' W 373.0 feet to a point; thence S 4° 30' W 340.6 feet to a point; thence N 79° 04' W 25.30 feet to the point of beginning. Said 25 foot access is parallel to the northern and western margin of Lot 159, Tyne Valley Estates, Section 9, as of record in Book 3700, page 66, Register's Office for Davidson County, Tennessee.

unimproved (x)
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES M. EDWARDS and wife, NANCY COLEMAN EDWARDS their *heirs and assigns, forever.*

And it *do* covenant with the said JAMES M. EDWARDS and wife, NANCY COLEMAN EDWARDS *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for 1976 taxes, and as set out above.

And it does *further covenant and bind* itself, its *heirs and representatives, to warrant and forever defend the title to the said land to the said* JAMES M. EDWARDS and wife, NANCY COLEMAN EDWARDS their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 29th *day of* June, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

H & S DEVELOPMENT COMPANY, INC.

BY: REESE L. SMITH, JR., PRESIDENT

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Gail Pigg *, a Notary Public of the State and County aforesaid, personally appeared* Reese L. Smith, Jr. *, with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* President *of the* H & S Development Company, Inc. *, the within named bargainor, a corporation, and that* he *as such* President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* President *.*

Witness my hand and seal, at office in Nashville, Tennessee *, this* 29th *day of* June *, 19* 76

Notary Public

Commission Expires 4/27/77

NOTARY PUBLIC AT LARGE TENNESSEE

WARRANTY DEED

FROM

H & S Development Company, Inc.

TO

James M. Edwards

D5648 5

JUL 1 2 30 PM '76

REFERENCE

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Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238