THIS INSTRUMENT PREPARED BY: Thomas E. Stewart, Attorney at Law
Suite 108, 223 Madison Street, Madison, Tenn.

WARRANTY DEED

BOOK 5042 PAGE 370

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Merriel R. Taylor, Jr.et ux	Same	
(NAME)	(NAME)	43-14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	154
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, including the grantees assuming an unpaid indebtedness as described and recorded in Book 4978, page 751, Register's Office for Davidson County, Tennessee, which grantees promise to pay and agree to hold the grantor harmless from the same.

EDGAR D. PEDEN, has

~~XXXX~~*this day bargained and sold, and do hereby transfer and convey unto the said* MERRIEL R. TAYLOR, JR.
AND WIFE, MARVINA J. TAYLOR,
their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 22 and the westerly one-half of Lot No. 21 of Block "G" on the Revised Plan of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, said Register's Office.

Said Lot No. 22 and part of Lot No. 21 front together 75 feet on the northerly side of Yowell Avenue and extend back between parallel lines 145 feet on the east line and 135 feet more or less on the west line to a dead line in the rear.

Being the same property conveyed to Edgar D. Peden by deed from Donald B. Dukes and wife, Judy Kay Dukes, of record in Book 4978, page 749, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ ~~$20,942.49~~ $20,942.49

Subscribed and sworn to before me, this the 1st day of July 1976

My commission expires: Sept 12, 1976 (Affix Seal)

Affiant

Notary Public

NOTARY PUBLIC TENN.

This is unimproved ( ) improved (X) property, known as 705 Yowell Avenue, Madison, Tennessee 37115
(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
Grantees
their *(successors),*
heirs and assigns forever. I *covenant that* I am *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 as appears of record.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 1st *day of* July, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edgar D. Peden

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edgar D. Peden

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

Witness my hand and official seal at Madison, Tennessee this 14 day of July, 19 76.

Notary Public

Commission expires Sept 12, 1976

STEARNES REALTY INC. NOTARY PUBLIC LARGE STATE OF TENNESSEE

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

Edgar D. Peden

TO

Merriel R. Taylor, Jr., et ux

Mail Deed To:

RESIDENTIAL • FARM • COMMERCIAL
FOR SALE
STEARNES REALTY INC. 868-7717

TRUMAN STEARNES
PHONE RES. 868-2432

200 WOODRUFF - SUITE 201
MADISON, TENNESSEE 37115

D 56845

D 56945

IDENTIFICATION REFERENCE

JUL 6 - 7

AVIESOR'S USE

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

JUL-6 76	CONV	20,942.49			
JUL-6 76	S'TAX		B*	54.34	
JUL-6 76	PR'FEE		B*	.50	
JUL-6 76	W'DEED		B*	4.00	* 58.84