BOOK 5073 PAGE 959

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Oakes & Smith Realty Company	Guaranty Mortgage Company	06DU 19655
(NAME) 3615 Nolensville Road	(NAME) First American Center	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37211	(STREET ADDRESS) Nashville, Tennessee 37237	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4293, page 570, Register's Office for Davidson County, Tennessee.

We, John Mack Edwards and wife, Lavern M. Edwards

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

Oakes & Smith Realty Co., Inc.,

its successors ~~successors~~ *and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Abbay Hall, Section I, of record in Book 2331, page 18, Register's Office for said County, and more particularly described as follows:

Said Lot No. 140 fronts 82.6 feet on the southerly side of Trousdale Drive and runs back between lines, 189.3 feet on the westerly side and 135 feet on the easterly side to an irregular line in the rear, which measures 107.7 feet.

Being the same property conveyed to John Mack Edwards and wife, Lavern M. Edwards by deed from Thomas P. Aycock, unmarried of record in Book 4293, page 568, Register's Office for Davidson County, Tennessee.

Grantee agrees to assume and pay a first mortgage to Guaranty Mortgage Co.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 26,295.77

Subscribed and sworn to before me, this the 30th day of September 19 76

Affiant

My commission expires: 6-24-80 (Affix Seal)

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE LARGE

This is unimproved ( ) improved (X) property, known as 557 Elysian Fields Drive, Nashville, Tennessee 37211
(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

Oakes & Smith Realty Co., Inc.,

its successors ~~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 as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Oakes & Smith Realty Co., Inc., its successors

~~successors~~ *and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 30th *day of* September, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John M. Edwards John Mack Edwards
Lavern M. Edwards

This Instrument Was Prepared By

Phillip Saindon (gg)

Of The Law Firm Pedigo & Saindon

Stahlman Building Nashville Tennessee

BOOK 5073 PAGE 960

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Mack Edwards and wife, Lavern M. Edwards, 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 30th day of September, 19 76

Patty a Sharp
Notary Public

Commission expires 6-24-80

PATSY A. SHARP 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.....

SEP 30 76 CONV 26,295.77 .
SEP 30 76 S'TAX B* 68.38
SEP 30 76 PR'FEE B* .50
SEP 30 76 W'DEED B* 4.00 * 72.88

WARRANTY DEED

FROM JOHN MACK EDWARDS, ET UX

TO OAKES & SMITH REALTY CO., INC.

D 70562

IDENTIFICATION REFERENCE

SEP 30 3 46 PM '76

REGISTER

File Copy #14

Compliments of

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

OAKES & SMITH