This instrument prepared by: Ronald B. Buchanan, Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

BOOK 5076 PAGE 437

WARRANTY DEED Mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHAEL W. EDGE, ET UX	MICHAEL W. EDGE	MAP 52-11
(NAME) Same	(NAME) 1044 BERWICK TRAIL	PAR. 48
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) MADISON TENN. 37115	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- Dollars,

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

OCT-8 76 CONV 44,000.00
OCT-8 76 S TAX B* 114.40
OCT-8 76 PR FEE B* .50
OCT-8 76 W DEED B* 4.00 * 118.90

MARY E. EDGE, hereinafter referred to as Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said MICHAEL W. EDGE AND WIFE, ALVA KATHRYN EDGE, hereinafter referred to as Grantees, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Map of Section II, Part III, Madison Heights, as of record in Book 2083, page 98, Register's Office for said County, described as follows:

Said Lot fronts 140 feet on the southerly side of Berwick Trail and runs back between lines, 378.9 feet on the easterly line and 381 feet on the westerly line, to the low water mark of the Cumberland River on which it measures 109.65 feet.

Being the same property conveyed to Mary E. Edge by quitclaim deed from Neil R. Edge, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $

Subscribed and sworn to before me, this the 4th day of October 19 76

My commission expires: 2-21-79 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (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 4th day of October, 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.

/Mary E. Edge

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,*

MARY E. EDGE

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

Witness my hand and official seal at ..... Tennessee,
this 4/12 *day of* October, *19* 76

Ronald B. Buckner
Notary Public

Commission expires 2-21-79

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

MARY E. EDGE

TO

MICHAEL W. EDGE, ET UX

D 71649

IDENTIF. REFERENCE

OCT 8 9 22 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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