This instrument prepared by: Homer R. Ayers, Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

# WARRANTY DEED

Mail

BOOK 5155 PAGE 533

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| BERNARD J. PICKNEY | SAME | 91-16 |
| (NAME) | (NAME) | 122 |
| 4604 Dakota Avenue | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 25 W 01045 |
| Nashville, Tennessee | | |
| (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,

ROBERT D. EDWARDS AND WIFE, SUE EDWARDS, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said BERNARD J. PICKNEY, hereinafter referred to as Grantee, his

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 505 and the westerly 10 feet of Lot No. 503 of Block No. 24 on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for said County.
Said Lot No. 505 and part of Lot No. 503 fronts together 60 feet on the northerly side of Dakota Avenue, formerly Fourth Avenue, and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to Louis A. Garrett and wife, Lorena C. Garrett, by deed from E. T. Greer and wife, Mattie K. Greer, of record in Book 3317, page 520, Register's Office for Davidson County, Tennessee; and Lorena C. Garrett having died on August 16, 1973, the said property became vested in Louis A. Garrett in fee simple; and the said Louis A. Garrett having died testate on December 6, 1976, by his Will devised the said property to Robert D. Edwards and wife, Sue Edwards, which Will was filed for probate on December 28, 1976, in the Probate Court for Davidson County, Tennessee, Docket No. 63741.
The said Robert D. Edwards joins in this conveyance individually and as Executor of the Estate of the said Louis A. Garrett.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,360.00

Subscribed and sworn to before me, this the 1st day of June 19 77

Affiant

My commission expires: 3/15/81 (Affix Seal)

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

This is unimproved ( ) improved (X) property, known as 4604 Dakota Avenue, Nashville, Tennessee
(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 grantee, his (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 as appears of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantee, his (successors), heirs and asigns, against the lawful claims of all persons.

Witness our hand s this 1st day of June, 1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert D. Edwards
Executor of Estate of Louis A. Garrett

Robert D. Edwards
Sue Edwards
Individually

2122 PG 225

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT D. EDWARDS AND WIFE, SUE 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 Madison, Tennessee this 1st day of June, 1977.

Carolyn T. McKinney
Notary Public

Commission expires 3/15/81

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.....

| | | | | | |
|---|---|---|---|---|---|
| JUN-6 77 | CONV | 18,300.00 | | | |
| JUN-6 77 | S'TAX | | B* | 47.58 | |
| JUN-6 77 | PR'FEE | | B* | .50 | |
| JUN-6 77 | W'DEED | | B* | 4.00 | * 52.08 |

WARRANTY DEED

FROM

ROBERT D. EDWARDS, ET UX

TO

BERNARD J. PICKNEY

E 0 7 4 5 8

IDENTIF. REFERENCE

JUN 6 2 10 PM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

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