BOOK 5163 PAGE 42

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
MURFREESBORO ROAD
SUITE 136
NASHVILLE, TENNESSEE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Clifford L. Edwards and wife,	Community Mortgage Corp.	172-4
Mary B. Edwards 424 Carl Miller Drive	8100 S. W. 81st Drive Suite 2220	45
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee	Miami, FL 33143	5DU-61905
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

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

William H. Smithson & Sons, Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said Clifford L. Edwards and wife, Mary B. Edwards, their

~~successors~~ *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Monte Carlo Estates, Section 1 of record in Book 4675, page 68, Register's Office of Davidson County, Tennessee, to which said Plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to William H. Smithson & Sons, Inc. by deed from H. Raymond Ligon and Matha H. Finch, Trustees of Memorial Care Fund Trust of record in Book 5090, page 145, Register's Office of Davidson County, Tennessee and being part of the same property conveyed to William H. Smithson & Sons, Inc., by quitclaim Deed from G.C. & W. Enterprises, Inc. of record in Book 5145, page 568, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 46,900.00

Subscribed and sworn to before me, this the 17 day of June 19 77

Affiant

My commission expires: My Commission Expires August 15, 19[illegible]

(Affix Seal)

Notary Public

This is ~~unimproved ( )~~ improved (XX) property, known as 424 Carl Miller Drive, Antioch, 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 Clifford L. Edwards and wife, Mary B. Edwards, their

~~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 for restrictive covenants contained in an instrument of record in Book 4781, page 858, Register's Office of (cont.)

further covenant and bind heirs and representatives, to warrant and forever defend the title to said real estate to said Clifford L. Edwards and wife, Mary B. Edwards, their

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

Witness hand this 17th *day of* June, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William H. Smithson & Sons, Inc.

By William H. Smithson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

.....

.....

the within named 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 TENNESSEE }
COUNTY OF DAVIDSON }

Before me, GEORGE V. CRAWFORD, JR. *a Notary Public of the State and County aforesaid, personally appeared* WILLIAM H. SMITHSON *with whom I am personally acquainted, and who, upon oath, acknowledged* HIM *self to be* PRESIDENT *of the* WILLIAM H. SMITHSON AND SONS, 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* HIM *self as* PRESIDENT

Witness my hand and seal, at office in NASHVILLE, DAVIDSON COUNTY *this* 17th *day of* JUNE, *19*77

Commission expires My Commission Expires August 15, 1979 *Notary Public*

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN. STATE OF TENNESSEE

(cont.)
Davidson County, Tennessee, an owner's certificate of record in Book 4675, page 68, Register's Office of Davidson County, Tennessee, a 30-foot building set-back line from Carl Miller Drive, a 10-foot easement for public utilities along the rear line of Lot 17 and drainage and anchor easement located on premises.

JUN23'77	CONV	46,900.00			
JUN23'77	S'TAX		B*	121.94	
JUN23'77	PR'FEE		B*	.50	
JUN23'77	W'DEED		B*	4.00	* 126.44

WARRANTY DEED

FROM
William H. Smithson & Sons, Inc.

TO
Clifford L. Edwards and wife, Mary B. Edwards

E 10753

IDENTIFICATION REFERENCE

JUN 23 10 42 AM '77

REGISTER

Compliments of

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