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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Peggy J. Edwards (NAME)	Engel Mortgage Co. (NAME)	
Lot 68 Hermitage Hills	P. O. Box 17325	75-1-48
8171 Bonnafair Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tenn. (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP CODE)	4D-34077

WARRANTY DEED

For and in consideration of the sum of ----------Ten and no/100---------- ----------$10.00---------- DOLLARS

Cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged.

I, William F. Clarkson, III, President of William F. Clarkson, III, Inc. have bargained and sold, and by these presents do transfer and convey unto the said Peggy J. Edwards

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Hermitage Hills Subdivision, Sec. 12, as of record in Book 4675 page 125, Register's Office of Davidson County, Tennessee.

Said Lot no. 68 fronts 80.0 feet on the northerly margin of Bonnafair Drive and runs back between parallel lines 125.0 feet to a dead line in the rear which measures 80.0 feet thereon.

Being the same property conveyed to William F. Clarkson, III, Inc. by deed from Home Federal Savings & Loan Association of Nashville, of record in Book 5085, page 634, said Register's Office.

JUL 20 77	CONV	32,900.00			
JUL 20 77	S'TAX		B*	85.54	
JUL 20 77	PR'FEE		B*	.50	
JUL 20 77	W'DEED		B*	4.00	* 90.04

unimproved ( )
This is improved (X) property, known as 8171 Bonnafair Drive, Hermitage, Tenn.
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14th day of July, 1977.

X v
William F. Clarkson, III, Inc.

BY: William F. Clarkson, III
William F. Clarkson, III, Pres.

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STATE OF Kentucky
COUNTY OF Jefferson

Personally appeared before me, Martha E. Beckham, a Notary Public in and for said County and State, the within named William F. Clarkson, III

the bargainor s, 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 Louisville, Kentucky, this 15 th day of July, 1977.

My commission expires 7/19/80 Notary Public Martha E Beckham

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $32,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Peggy J. Edwards

Sworn to and subscribed before me
this 14th day of July, 19 77

My commission expires 11-6-79 Notary Public

MAIL

This instrument was prepared by:

Name	Address
Michael J. Philbin, 300 James Robertson Pky. Nashville, Tenn. 37201	

WARRANTY DEED

FROM William F. Clarkson, III

TO Peggy J. Edwards

E 15469

IDENTIF. REFERENCE

JUL 20 1 16 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219