WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James Ernest Edwards	Same	Map 91-16
(NAME)	(NAME)	
4501 Nevada Avenue		Parcel 108
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37209		25W00575
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Mail

FOR AND IN CONSIDERATION of the sum of Ten and 00/100

($10.00) *Dollars,*

cash and other good and valuable consideration, receipt of which is hereby acknowledged,

we, John Robert Edwards and Charles Thomas Edwards

have this day bargained and sold, and do hereby transfer and convey unto the said James Ernest Edwards, his (successors) heirs, and assigns, all of our right, title, and interest in and to

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

Land in Davidson County, Tennessee, being Lot No. 402 of Block 20 in Charlotte Park Company's First Addition, a plan of which is of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 402 fronts 60 feet on the southerly side of Nevada Avenue, formerly Third Avenue, and runs back between parallel lines and with the westerly margin of 45th Avenue North, formerly 4th Street, 150 feet to an alley.

Being the same property conveyed to Robert Edwards and wife, Georgia E. Edwards, by deed from Home Owners' Loan COrporation, of record in Book 1084, page 55, said Register's Office. The said Robert Edwards died on April 28, 1977, survived by his wife, Georgia E. Edwards. The said Georgia E. Edwards died intestate on September 8, 1977, survived by her three sons and sole heirs at law, John Robert Edwards, Charles Thomas Edwards, and James Ernest Edwards. Charles Thomas Edwards is a widower. Louise B. Edwards, wife of John Robert Edwards joins in this conveyance for the sole purpose of releasing whatever marital rights she may have in this property but no further or otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,333.33

Subscribed and sworn to before me, this the 28th day of May, 19 78

Affiant

My commission expires: 11-1-79 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property known as 4501 Nevada Avenue, (House Number) (Street) Nashville, TN. 37209 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 James Ernest Edwards, 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 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* James Ernest Edwards, his (successors), *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 28th day of May, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John Robert Edwards Charles Thomas Edwards

John Robert Edwards Louise B. Edwards Charles Thomas Edwards

Louise B. Edwards

BOOK 5293 PAGE 233

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* John Robert Edwards, Louise B. Edwards, and Charles Thomas Edwards *the within named bargainors, 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* 23rd *day of* May, *19* 78

Commission expires 11-7-79 *Notary Public*

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

John Robert Edwards and
Charles Thomas Edwards

TO

James Ernest Edwards

E 6 8 7 4 6

IDENT. REFERENCE

JUN 2 11 13 AM '78

Prepared by:

Edward S. Kelly, Jr. (Attorney at Law)
6202 Charlotte Avenue
Nashville, Tennessee 37209

JUN-2 78	CONV	19,333.33			
JUN-2 78	S'TAX		B*	50.18	
JUN-2 78	PR'FEE		B*	.50	
JUN-2 78	W'DEED		B*	4.00	* 54.68

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