BOOK 5339 PAGE 575

"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
E. E. Edwards, Nancy H. Edwards (NAME)	SAME (NAME)	Map 116/7
208 Lynnwood Terrace (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 27
Nashville, TN (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	BM02250

FOR AND IN CONSIDERATION of the sum of ----Ten and no/100 ($10.00)---------- Dollars,

and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, James Edward Wallace and wife, Bonnie H. Wallace (who joins in this deed for the purpose of conveying all right, title and interest in said property she may hold)

have this day bargained and sold, and do hereby transfer and convey unto the said E. E. Edwards and wife, Nancy H. Edwards, their ~~XXXXXXX~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 13 in the Pendleton and Blair Subdivision of Lynwood Park as shown on the plan recorded in Plan Book No. 421, page 45, Register's Office of Davidson County, Tennessee.

Said Lot No. 13 fronts 200 feet on the easterly side of Lynwood Terrace, and runs back between parallel lines 225 feet to a 30 foot Court in the rear.

Being the same property conveyed to Mrs. Betty Blackman Wallace by deed from John W. King, Jr., Tr. of record in Book 1416, page 569, said Register's Office, and devised to James Edward Wallace by Will of Mrs. Betty Blackman Wallace, of record in Will Book 122, page 199, Probate Office for Davidson Co.

This conveyance is made subject to the following:

(1) 1978 State and County taxes;
(2) 1978 City of Belle Meade taxes;
(3) Easements of record in Book 806, page 76, said Register's Office; and
(4) Restrictions of record in Book 1153, page 441, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 97,500.00

Subscribed and sworn to before me, this the 12th day of September 1978

Affiant

My commission expires: 12/5/79 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 208 Lynnwood Terrace (House Number) (Street) Nashville (P. O. Address) Tennessee (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said E. E. Edwards and wife, Nancy H. Edwards, their ~~XXXXXXX~~ 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 above stated.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said E. E. Edwards and wife, Nancy H. Edwards, their ~~XXXXXXX~~ (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 12th day of September, 1978, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James E. Wallace

Bonnie H. Wallace

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George W. Pickens, a Notary Public in and for said County and State, James E. Wallace and wife, Bonnie H. Wallace

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 12th day of September, 1978.

George W. Pickens
Notary Public

Commission expires 12/5/79

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 .....

SEP 19 78	CONV	97,500.00			
SEP 19 78	S'TAX		B*	253.50	
SEP 19 78	PR'FEE		B*	.50	
SEP 19 78	W'DEED		B*	4.00	* 258.00

WARRANTY DEED

FROM
James E. Wallace, et ux

TO
E. E. Edwards, and wife,
Nancy H. Edwards

E 8 9 4 5 5

IDENTIF. REFERENCE

SEP 19 2 11 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238

GEO. C. NADDEO & SON, INC.
204 Stahlman Building
Nashville, Tennessee 37201