THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

BOOK 5342 PAGE 269

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew Seeley Edgar, Sr. and wife, Jerilyn Gurganus Edgar	Fidelity Federal Savings & Loan Association	158-12
1712 Old Hickory Boulevard (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (NAME / STREET ADDRESS)	#11
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	FH#2572

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

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Fidelity Federal Savings & Loan Association, secured by a deed of trust of record in Book 5111, page 773, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

JAMES PATRICK SOWMAN and wife, JEANNETTE E. SOWMAN

have this day bargained and sold, and do hereby transfer and convey unto the said
ANDREW SEELEY EDGAR, SR. and wife, JERILYN GURGANUS EDGAR
their

certain real estate in Davidson County, Tennessee, as follows: *(successors), heirs and assigns,*

Land in Davidson County, Tennessee, being Lot No. 537 on the Plan of Hillsboro Park, Section 13, as of record in Book 4175, page 20, Register's Office for said County.

Said Lot NO. 537 fronts 200 feet on the northerly side of Old Hickory Boulevard and extends back between parallel lines 437 feet to a dead line.

Being the same property conveyed to James Patrick Sowman and wife, Jeannette E. Sowman, by deed from Robert F. Baxter and wife, of record in Book 5111, page 771, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 131,099.97

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

Affiant Andrew Seeley Edgar, Sr.

My commission expires: 2/23/81 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as 1712 Old Hickory Boulevard, 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
ANDREW SEELEY EDGAR, SR. and wife, JERILYN GURGANUS EDGAR
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 1978 taxes; deed of trust in BK.5111,p.773; plan of record in BK.4175,p.20; restrictions in BK.2435,p.237 & BK.4242,p.811
We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* ANDREW SEELEY EDGAR, SR. and wife, JERILYN GURGANUS EDGAR
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 19th day of September, 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.*

James P. Sowman
James Patrick Sowman

Jeannette E. Sowman
Jeannette E. Sowman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, *a Notary Public in and for said County and State,* James Patrick Sowman and wife, Jeannette E. Sowman

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 Nashville, *Tennessee, this* 19th *day of* September, *19*78

Gail Pigg
Notary Public

Commission expires 2/23/81

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 .....

SEP 26 78	CONV	90,000.00	131,099.97		
SEP 26 78	CONV	41,099.97			
SEP 26 78	S'TAX		B*	340.86	
SEP 26 78	PR'FEE		B*	.50	
SEP 26 78	W'DEED		B*	4.00	* 345.36

WARRANTY DEED

FROM
James Patrick Sowman et ux

TO
Andrew Seeley Edgar, Sr. et ux

E 90602

IDENTIF. REFERENCE

SEP 26 8 20 AM '78

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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