Prepared by: Stewart, Black, [illegible]
Attorney's
P. O. Box 521
Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GEORGE WALLACE EDWARDS (NAME)	Same (NAME)	81-8
Route 2 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 46 Lot BOOK 5376 PAGE 576
Ashland City, TN 37015 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

Dollars,

Henry F. Anderson and wife, Emma L. Anderson, hereinafter referred to as Grantors,
have this day bargained and sold, and do hereby transfer and convey unto the said George Wallace Edwards and wife, Doris Jean Edwards, hereinafter referred to as Grantees,

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

BEING the westerly part of Lot No. 592 on the Map of North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.
SAID part of said lot fronts 74.6 feet on the North side of Coffee Street and runs back between lines 50 feet along the easterly margin of an alley to a dead line and measures 74.2 feet thereon.
BEING the same property conveyed to Henry F. Anderson and wife, Emma L. Anderson, by deed from Phil Cohen and Gilbert Lee Cohen, of record in Book 4067, Page 490, R.O.D.C., Tennessee. The said Emma L. Anderson having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 1,500.00

Subscribed and sworn to before me, this the 15th day of December 19 78

Affiant George W. Edwards

My commission expires: 4-18-82 (Affix Seal)

Notary Public Claudia B. Oliver

This is unimproved (X) improved ( ) property, known as 806 Coffee Street (House Number) (Street) Nashville, Tennessee (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,
George Wallace Edwards and wife, Doris Jean Edwards, their
(successors),
heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* George Wallace Edwards and wife, Doris Jean Edwards, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 14th *day of* December, 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.*

Henry F. Anderson

BOOK 5376 PAGE 577

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Claudia B. Davis, a Notary Public in and for said County and State, Henry F. Anderson

the within named bargainor, 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 Goodlettsville, Tennessee this 14th day of December, 19 78

Claudia B. Davis
Notary Public

Commission expires 4-18-82

CLAUDIA B. DAVIS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.....

DEC 1978	CONV	*1,500.00				
DEC 1978	S'TAX		B*	3.90		
DEC 1978	PR'FEE		B*	.50		
DEC 1978	W'DEED		B*	4.00	*	8.40

WARRANTY DEED

FROM

HENRY F. ANDERSON

TO

GEORGE WALLACE EDWARDS
AND WIFE,
DORIS JEAN EDWARDS

F: 05834

IDENTIF. REFERENCE

DEC 19 11 02 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

Mail to: Bank of Goodlettsville
100 North Street
Goodlettsville, TN