This deed prepared by: H. Jere Ford, Atty.
1000 Fidelity Federal Bldg.
Nashville, Tn. 37219

BOOK 5386 PAGE 315

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
George D. Edwards, etux Anne Edwards & James T. Edwards, etux Evelyn Edwards (NAME)	James T. Edwards (NAME)	Map 93-11
708 3rd Ave. So. (STREET ADDRESS OR ROUTE NUMBER)	708 3rd Ave. South (STREET ADDRESS)	Par. 150
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	Map. 93-15 Par. 56

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) ..... *Dollars,*

cash in hand, and other good and valuable considerations, the receipt of which is hereby acknowledged

We, George D. Edwards and James T. Edwards

have this day bargained and sold, and do hereby transfer and convey unto the said George D. Edwards, et ux Anne Edwards and James T. Edwards, et ux Evelyn Edwards

their *(successors), heirs and assigns,*

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

TRACT ONE: A certain lot situated on the Northwest corner of South Market and Ash Streets being part of Lot 10, in Campbell's Plan. The said lot fronts twenty-nine feet (29 feet, 9 inches), and nine inches on South Market Street, and runs back between parallel lines fifty (50) feet westwardly, along Ash Street.
TRACT TWO: A part of said lot ten (10) in Campbell's plan of South Nashville lots, being the North one-half of said lot 10, fronting twenty-nine feet nine inches (29-3/4 feet) on the Westerly side of South Market Street, running back westerly between parallel lines one hundred and forty-three and one half feet (143½ feet) to an alley.
TRACT THREE: The Southern one-half of Lot No. Nine (9) in said Campbell's plan of South Nashville lots. Said Southern one-half of said Lot 9 fronts thirty (30) feet on the Western side of South Market Street, and runs back between parallel lines westerly one-hundred forty-three and one-half (143½) feet to an alley and is bounded on the south by Lot No. 10 in said Campbell's plan.
Being the same property conveyed to James T. Edwards and George D. Edwards, Jr. by deed from Jean Campbell Kraut, recorded in Book 4229, pages 815 through 817, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $_____

Subscribed and sworn to before me, this the _____ day of _____, 19____

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 721 -723 Second Ave. South, (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 Geoge D. Edwards et ux Anne Edwards and James T. Edwards et ux Evelyn Edwards 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.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* George D. Edwards, et ux Anne Edwards and James T. Edwards, et ux Evelyn Edwards their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 30th day of November, 1978, the *corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Geo. D. Edwards

James T. Edwards

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jeanette Graham, a Notary Public in and for said County and State, George D. Edwards and James T. 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 30 day of November, 19 78.

Jeanette Graham Notary Public

Commission expires My Commission Expires Oct. 28, 1980

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.....

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WARRANTY DEED

FROM
George D. Edwards and
James T. Edwards
TO

George D. Edwards etux Anne Edwards
and
James T. Edwards etux Evelyn Edwards

JAN 17 79 MISC

8* 4.00 * 4.00

F I 0 I I 2

IDENTIFICATION REFERENCE

JAN 17 2 39 PM '79

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