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

WARRANTY DEED

BOOK 5386 PAGE 319

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)	13W7900;93-11-146
708 3rd Ave. So. (STREET ADDRESS OR ROUTE NUMBER)	708 3rd Ave. South (STREET ADDRESS)	13W7910;93-11-147
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	

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

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

JAN 17 MISC B* 6.00 * 6.00

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:*

Certain tracts or parcels of land in Davidson County, Tennessee described as follows:
TRACT NO. 1: Being the northerly ½ of Lot No. 14 on the Map of Campbell's addition to Nashville, as of record in Book "U", pages 682 and 683, of the Register's Office for said County.
Said part of said lot fronts 30 feet on the easterly side of Third Ave. South and runs back between parallel lines 135 feet more or less to an alley.
TRACT NO. 2: Being the southerly ½ of Lot No. 15 on the Map of Campbell's addition to Nashville, as of record in Book "U", pages 682 and 683, of the Register's Office of said County.
Said part of said lot fronts 30 feet on the easterly side of Third Ave. South and runs back between parallel lines 143½ feet more or less to an alley.
TRACT NO.3: Being the northerly half of Lot No. 15 in Campbell's Plan of South Nashville Lots, as of Record in Book "U", pages 682 and 683, Register's Office for said County.
Said northerly half of Lot No. 15 fronts thirty (30) feet on the easterly side of Third Avenue South, formerly College Street, and running back between parallel lines 143½ feet more or less, to an alley. On the said lot there is a brick and frame dwelling known on the said Third Ave. South by City No. as 704.
TRACT NO.4: Being the southerly part of Lot No. 16 on the Plan of Campbell's South Nashville Lots, as of record in Book "U", pages 682 and 683, Register's Office for said County, described as follows:

SEE ATTACHED SHEET

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 improved (X) unimproved ( ) property, known as 702 - 708 (House Number) Third Ave. (Street) South, 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

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Janette Graham, a Notary Public in and for said County and State, George D. Edwards and James T. Edwards

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 30 day of November, 19 78.

Commission expires My Commission Expires Oct. 28, 1980

Janette Graham 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.....

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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

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

Beginning at the southeast corner of 3rd Ave. South, formerly College Street, and Elm Street, as widened; thence with the easterly margin of said Avenue, Southwardly 46 feet, more or less, to the corner of Lots Nos. 15 and 16; thence with the line between said two lots, eastwardly 143½ feet, to the westerly margin of an alley; thence with said alley, northwardly 46 feet, more or less, to the southerly margin of Elm Street, as widened; thence with said Street, westwardly 143½ feet to the beginning.

Being the same property conveyed to George D. Edwards, Jr. and James T. Edwards by deed from George D. Edwards, Jr. and James T. Edwards as co-executors of the estate of Virginia Edwards and by themselves individually by deed of record in Book 4309, pages 156 through 158 of the Register's Office for Davidson County, Tennessee.

F.I.D.I.I.4
IDENTIF. REFERENCE
JAN 17 2 40 PM '79
FELIX ... REGISTER
DAVIDSON COUNTY, TENN.