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

BOOK 5386 PAGE 322

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)	105-3-258
708 3rd Ave. So. (STREET ADDRESS OR ROUTE NUMBER)	708 3rd Ave. South (STREET ADDRESS)	
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) *Dollars,*
and other good and valuable considerations

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, etux Anne Edwards and James T. Edwards, et ux Evelyn Edwards

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

LAND in Davidson County, Tennessee being part of Lot No. 26 in John Nelson's Addition to Nashville, Tennessee, a plan of which is recorded in Book No. 2 page 182, lying on the west side of South Market Street, now 2nd Ave., South beginning at a point in the western margin of said Street 232 feet north of the southeast corner of Lot No. 27, extending thence northwardly along the western margin of said street 35 feet; thence at right angles westwardly 137 feet, more or less, to the eastern margin of an alley; thence along the eastern margin of said alley, southwardly 35 feet; thence eastwardly 137 feet, more or less, to the beginning.
Being the same property conveyed to George D. Edwards and James T. Edwards by deed from George D. Edwards, James T. Edwards, Ann Elizabeth Minton and James F. Parker as of record in Book 4972 pages 238 through 241, 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 1233 (House Number) 2nd Ave. South (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

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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 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.

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

F. I. L. E. D.

IDENTIF. REFERENCE

JAN 17 2 40 PM '79

FELIX Z. ...DSON JR REGISTER
DAVIDSON COUNTY, TENN.

JAN 17 79 MISC B* 4.00 * 4.00

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