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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Robert W. Branch Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, A.D. 19 79

Larry L. Westbrook
Notary Public

MY COMMISSION EXPIRES: July 11, 1981

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, Attorney, (NAME) P. O. Box 15324, Nashville, Tennessee 37215 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John C. Hailey, et al (NAME)	SAME (NAME)	82-1-1
P. O. Box 157 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	1W-10170
Brentwood, TN 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Reed Edmondson and wife, Virginia Edmondson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John C. Hailey and Robert W. Branch, Jr.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being a part of Lots 2, 3, and 4 on the Plan of W. H. McGavock's Plan of Lots, of record in Book 21, page 32, Register's Office for said County, and described according to a copy of a survey thereof by Cantrell, Connell & Morrison, Engineers, dated December 18, 1956, as follows:

Beginning at a point in the easterly margin of 3rd Avenue North at an inter corner of the property conveyed to the City of Nashville by deed from W. G. Bush and Company, of record in Book 2543, page 151, Register's Office for said County; said point being 303 feet southeast from the most westerly corner on 3rd Avenue North of the land conveyed to said City in said deed; thence with the line of the City of Nashville property north 48° East 130 feet to an iron pin; thence south 47° 50' east 315 feet parallel to the margin of 3rd Avenue North to an iron pin; thence south 48° west 130 feet to an iron pin in the easterly margin of 3rd Avenue North; thence north 47° 50' west 315 feet to the point of beginning, containing 0.94 acres, more or less.

Being the same property conveyed to Reed Edmondson and wife, Virginia Edmondson, by deed from Morris A. Corenswet, et al, of record in Book 3907, page 812, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1816, 1818, 1820, 1822, 1824, 1826 Third Avenue North, Nashville, TN.
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 31st day of January, 19 79

Reed Edmondson

Virginia Edmondson

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STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Reed Edmondson and Virginia Edmondson

the 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 31st day of January 1979

Commission expires July 11, 1981

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Reed Edmondson, et ux

TO

John C. Hailey and

Robert W. Branch, Jr.

F. 1 2 2 7 5

IDENTIF. REFERENCE

FEB 1 8 38 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

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