1214 08/08 BC.40- CHECK

BOOK 5432 PAGE 301

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Irene Brown, a singler person	Irene Brown	61-11
(NAME)	(NAME)	
1018 Matthews	Irene	120
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		15DZ-4370
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00 ---------- Ten & No/100 ---------- DOLLARS

CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

We, PATRICK L. EDWARDS and wife, BRENDA K. EDWARDS

have bargained and sold, and by these presents do transfer and convey unto the said IRENE BROWN, a single person

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee and is described as follows:

BEING the easterly triangular part of Lot No.26 on the Map of Resubdivision of Lots Nos. 11 to 17, both inclusive, in I.C.McMahon's Maplewood Tract, as of record in Book 547, page 144, Register's Office for said County.

SAID part of said lot fronts 67 feet 6 inches on the southerly side of Matthew Avenue and runs back 332.3 feet on the westerly line and 348.2 feet on the easterly line, to a point in the rear.

BEING the same property conveyed to Patrick L. Edwards and wife, Brenda K. Edward, by deed from Clyda B. Wright, unmarried, of record in Book 5191, page 396, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements and restrictions of record. Restrictive covenants contained in an instrument of record in Book 747, page 521, Register's Office for Davidson County, Tennessee.

1979 Property Taxes have been prorated at closing and the Buyer is to be responsible for payment of said taxes when they become due.

unimproved ( )
This is improved (x) property, known as 1018 Matthews
(House Number) (Street)

Nashville, Tennessee
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 7th day of May, 1979

x Patrick L. Edwards
Patrick L. Edwards

x Brenda K. Edwards
Brenda K. Edwards

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patrick L. Edwards and wife, Brenda K. Edwards

the 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, this 7th day of May, 19 79.

My commission expires 8-26-80 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 31,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

x Irene Brown

Sworn to and subscribed before me
this 7th day of May, 19 79.

My commission expires 8-26-80 Notary Public

This instrument was prepared by:

Name	Address
DOBSON & JOHNSON, INC.	Suite 1800, One Commerce Place Nashville, Tennessee 37239

F. 28132

WARRANTY DEED

FROM Patrick L. Edwards, etux

TO Irene Brown, a single person

IDENTIF. REFERENCE

MAY 8 9 16 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.
SUITE 1800, ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37239

DEED TRUST

THIS INSTRUMENT WAS PREPARED BY

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			31500.00- CO	
			81.90 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	86.40-
1214A	05/08/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2 8. 1: 3. 2

IDENTIF. REFERENCE

MAY 8 9 16 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 682400