This instrument prepared by: Homer R. Ayers, Attorney, 223 Madison Street, Madison, Tennessee 37115 BOOK 5440 PAGE 845

WARRANTY DEED

5673 05/25/79 01:00- CHECK

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RANDY J. EDWARDS, ET UX	SAME	MAP 25 - P. 36
(NAME:)	(NAME:)	
743 Oakdell Ave.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tn. 37115		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of --------TEN AND 00/100----------

----------($10.00)----------*DOLLARS*

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

F 3 1 2 5 8

IDENTIF. REFERENCE

MAY 25 1 42 PM '79

FELIX Z. WILSON JR REGISTER DAVIDSON COUNTY, TENN.

JAMES L. ROOT AND WIFE, SUSAN G. ROOT, hereinafter referred to as Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said RANDY J. EDWARDS AND WIFE, CONNIE L. EDWARDS, hereinafter referred to as Grantees, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT I: A tract of land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, Surveyor, Nov. 21st, 1938, as follows: BEGINNING at a stone in a fence in the southerly margin of a road, the southeast corner of a tract of land owned by Cowley; and running thence North 2° east, with said Cowley's eastern boundary line, 725 feet to the center of Dry Creek Road; thence with the center of said Road, South 28° East 200 feet, South 24° East 100 feet and South 22° East 150 feet; thence leaving said road and with the center of the old road, South 0° 30' West 100 feet, and South 45° East 110 feet to the center of said Dry Creek Road; thence leaving said road South 2° West 292 feet to a fence on the southerly margin of said first mentioned road; and thence North 61° West, with the southerly margin of said road, 330 feet to the beginning, containing 3.3 acres, of land, more or less.

TRACT II: Being a small tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey of C. J. Carney, Surveyor, January 24, 1959, and as follows, to-wit: BEGINNING at a point on the westernly margin of Dry Creek Road, same being in the center of a private roadway and adjoining the property formerly the Dickerson property and previously conveyed to Dickerson by C. A. McMurtry and wife, Laura J. McMurtry. Then following the center of said private roadway back 120 feet and crossing a creek to a point; thence North 3° East 150 feet more or less until it reaches a creek; thence following on said creek in a northwesterly direction for a period of 60 feet; thence to Dry Creek Road; thence following Dry Creek Road with a curve line in a

(continued)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 29,000.00

Subscribed and sworn to before me, this the 24th day of May 19 79

Randy J. Edwards
Affiant

My commission expires: 7-18-82
(Affix Seal)

Notary Public

DAVIDSON COUNTY, TENNESSEE NOTARY PUBLIC

southeasterly direction 210 feet more or less to the point of beginning.

Being the same property conveyed to James L. Root, a single man, by deed from Lewis T. Brown and wife, Lonnie Bundy Brown, of record in Book 5309, page 177, Register's Office for Davidson County, Tennessee.

Susan G. Root joins in this conveyance for the purpose of conveying any right, title or interest in and to said property which she may have, marital or otherwise.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

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.*

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.*

Witness our *hands this* 24th *day of* May, *19*79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

JAMES L. ROOT

SUSAN G. ROOT

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

JAMES L. ROOT AND WIFE, SUSAN G. ROOT

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 Goodlettsville, Tennessee, this 24th day of May, 1979.

Judy P Adkins, Notary Public.

Commission Expires 7-18-82

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

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

BOOK 5440 PAGE 848

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

29000.00- CO
75.40 CO TX
.50 PRFEE
6.00 WDEED
CHECK 81.90-
5253A05/25/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 3. I. 2. 5. 8.

IDENTIF. REFERENCE

MAY 25 1 42 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 686305