BOOK 5460 PAGE 456

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James M. Edwards and wife, Nancy C. Edwards	Same	145-13
500 Bowling Avenue (STREET ADDRESS OR ROUTE NUMBER)	(NAME) (STREET ADDRESS)	#34
Nashville Tenn 37205 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	FH#23785

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------

----------*Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

ROBERT A. CARTER and wife, BOBBIE A. CARTER

have this day bargained and sold, and do hereby transfer and convey unto the said

JAMES M. EDWARDS and wife, NANCY C. EDWARDS
their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Sassafras, of record in Book 5050, page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Robert A. Carter and wife, Bobbie A. Carter, by deed from James M. Edwards and wife, Nancy Coleman Edwards, of record in Book 5304, page 836, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $35,000.00

Subscribed and sworn to before me, this the 3rd day of July 19 79.

Affiant

My Commission expires: 5/6/80 (Affix Seal)

Notary Public

This is ( ) unimproved (X) improved property, known as ..... (House Number) (Street) 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

JAMES M. EDWARDS and wife, NANCY C. 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.* except for 1979 taxes;plan of record in Bk.5050,p.91 restrictions in Bk.5304,p.836

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JAMES M. EDWARDS and wife, NANCY C. EDWARDS their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 3rd *day of* July, 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.*

Robert A. Carter

Bobbie A. Carter

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Patricia A. Burgess, *a Notary Public in and for said County and State,* Robert A. Carter and wife, Bobbie A. Carter

*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* 3rd *day of* July, *19* 79

Patricia A Burgess *Notary Public*

Commission expires 5/6/80

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.....

F: 38367

IDENTIFICATION REFERENCE

JUL 5 3 00 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Robert A. Carter et ux

TO
James M. Edwards et ux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

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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
			35000.00- CO	
			91.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	97.50-
4248A07/05/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-388367

IDENTIF. REFERENCE

JUL 5 3 00 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 695042