This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5471 PAGE 979

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James C. Edwards (NAME)	Third National Mortgage Company (NAME)	117-4-356
2947 Primrose Circle (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ----------($10.00)---------- *Dollars,*

cash in hand paid by James C. Edwards and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Wanda C. Eryasa, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said James C. Edwards

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

Being Lot No. 15 of Block "C" on the Map of Belmont Terrace Annex No. 4 as of record in Book 974, page 97, Register's Office for Davidson County, Tennessee. Said Lot No. 15 fronts 65 feet on the northeasterly side of Primrose Circle and runs back between lines 175.4 feet on the northwesterly line and 191.5 feet on the southeasterly line to a dead line in the rear on which it measures 68 feet.

Being the same property conveyed to Wanda C. Eryasa by deed from James W. Bilyeu of record in Book 5155, page 847, said Register's Office.

This conveyance is subject to a 10-foot easement for public utilities and drainage, 30-foot building setback line from Primrose Circle and conditions of Owner's Certificate of record in Book 974, page 97, Register's Office for said County; and restrictive covenants of record in Book 1174, page 492, and Book 1191, page 223, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this tranefer is $ 60,435.00

Subscribed and sworn to before me, this the 23rd day of July 1979

Affiant James C. Edwards

My commission expires: 8-12-81 (Affix Seal) Notary Public Doris L. S. Thomas

This is improved (XX) property, known as 2947 Primrose Circle, Nashville, Tennessee 37212
(House Number) (Street) P.O. Address: (City or Town)

unimproved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 23rd *day of* July, 1979, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Wanda C. Eryasa

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moss, *a Notary Public in and for said County and State,* Wanda C. Eryasa, unmarried, *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 23rd *day of* July, *19* 79.

Doris E. Moss *Notary Public*

Commission expires 8-12-81

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-42457

IDENTIF. REFERENCE

JUL 26 3 58 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

479 07/26 163.50 CHECK

WARRANTY DEED D 23678

FROM
Wanda C. Eryasa

TO
James C. Edwards

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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
			40435.00- CO	
			157.04 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 163.54-	
			9479A07/26/79 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 4 2 4 5 7

IDENTIF. REFERENCE

JUL 26 3 58 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 700127