This Instrument Prepared By: HARLAN DODSON, Attorney at Law
P. O. Box 2524
Nashville, TN 37219

WARRANTY DEED

BOOK 5472 PAGE 452

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WALLACE EDWARDS, JR.	WALLACE EDWARDS, JR.	116-12
(NAME)	(NAME)	Par 8 Js
3904 Abbott-Martin Road	3904 Abbott-Martin Road	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of ~~the consideration~~ love and affection and the assumption by grantee, WALLACE EDWARDS, JR., of the unpaid balance of a Note in the original amount of Eighteen Thousand and No/100 ($18,000.00) Dollars, secured by a deed of trust in Book 3653, Page 115, Register's Office of Davidson County, Tennessee. ~~Dollars,~~

We, H. WALLACE EDWARDS, SR., et ux, THELMA J. EDWARDS

have this day bargained and sold, and do hereby transfer and convey unto the said WALLACE EDWARDS, JR., his ~~successors~~, heirs and assigns, *certain real estate in Davidson County, Tennessee, as follows:*

Land in the 7th Civil District of Davidson County, Tennessee, being part of an unnumbered tract shown on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, Pages 102 and 103, Register's Office for said County, lying north of Abbott-Martin Road, and shown on an unregistered copy of a survey made of part of said tract, by Norrs H. Hickerson, Surveyor, July 2, 1951, as follows:

Beginning at a point at an iron pin in the northerly margin of Abbott-Martin Road, 523 feet more or less east of the easterly margin of Walnut Drive, being 200 feet east of the southeast corner of the property conveyed to Maxwell G. Horkins and wife, by deed from Royal Oaks Land Company, as of record in Book 1300, Page 470, said Register's Office; thence North 3 degrees 45 minutes East 255.7 feet to an old wire fence in the south line of the Woodmont Country Club Property; thence along said fence, South 87 degrees 30 minutes East 100 feet to a concrete monument; thence South 3 degrees 45 minutes West 259.4 feet to a monument in the northerly margin of Abbott-Martin Road; thence with the margin of the same, North 86 degrees 15 minutes West 100 feet to the point of beginning.

Being the same property conveyed to H. Wallace Edwards, Sr., by deed of record in Book 4383, Page 389, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 30,600.00

Subscribed and sworn to before me, this the 26 day of July 19 79

Affiant H. Wallace Edwards, Jr.

My commission expires: My Commission Expires OCT. 17, 1982 (Affix Seal)

Notary Public Linda H. Harris

~~unimproved~~ This is improved ~~XXX~~ property, known as 3904 Abbott-Martin Road, Nashville, Tennessee, 37215
(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 WALLACE EDWARDS, JR., his ~~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 as noted above.

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

Witness our *hand* S *this* 26th *day of* July, 1979

x H Wallace Edwards x Thelma J. Edwards

H. W. Edwards, Jr.

BOOK 5472 PAGE 453

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Linda H. Harris, *a Notary Public in and for said County and State,* H. WALLACE EDWARDS and WIFE, THELMA EDWARDS, *the within named bargainor....., 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* 26 *day of* July, *19*79.

NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires OCT. 17, 1982

Linda H. Harris *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.....

F-42631

IDENTIF. REFERENCE

JUL 27 1 56 PM '79

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
H. WALLACE EDWARDS, SR., ET UX
THELMA J. EDWARDS
TO
WALLACE EDWARDS, JR.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 5472 PAGE 454

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

3060.00- CO
75.55 CO TX
.50 PROBT
6.00 RDEED
CHECK 83.05-
9727A07/27/79 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 42631

IDENTIF. REFERENCE

JUL 27 1 56 PM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 700365