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BOOK 5475 PAGE 958 Form No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,900.00

X James E. Edens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 19 79

Notary Public

MY COMMISSION EXPIRES: 5-5-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Edens (NAME)	Dobson and Johnson, Inc. (NAME)	MAP 148-5
331 Margo Lane (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place, Suite 1500 (STREET ADDRESS)	PARCEL 201
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP)	SDU-2451

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jerry D. McConnell and wife Cathy L. McConnell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Edens and wife Debra Kay Edens

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot 21 on the Plan of Haywood Acres, Section I, as of record in Book 2900 page 47, Register's Office for said County.

SAID Lot 21 fronts 90 feet on the easterly side of Margo Lane and runs 205 feet on the northerly line and 193.7 feet on the southerly line, to a dead line in the rear, on which it measures 90.6 feet.

BEING the same property conveyed to Jerry D. McConnell and wife, Cathy L. McConnell by deed from Virgil T. Shoulders and wife, Barbara M. Shoulders of record in Book 5031, page 305, Register's Office for Davidson County, Tennessee

THIS conveyance is subject to a 40-foot utility easement, a 30-foot minimum set-back line from Margo Lane and an Owner's Certificate of record in Book 2900 page 47, said Register's Office; restrictive covenants of record in Book 2928, page 403, said Register's Office; an easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County of record in Book 4818, page 4, said Register's Office.

1979 taxes are prorated and assumed by the purchasers.

THIS conveyance is subject to any and all existing restrictions and easements of record.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received

Unimproved ( ) This is improved (X) property, known as 331 Margo Lane (House Number) (Street) Nashville, Tennessee 37211 (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand S this 27TH day of JULY, 19 79

X Jerry D. McConnell

X Cathy L. McConnell

Cathy L. McConnell

STATE OF TENNESSEE

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County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry L. McConnell and wife Cathy L. McConnell

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, Tennessee, this 27TH day of JULY 19 79

Commission expires 4.26.82

Linda W. Jackson
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Larry L. McConnell

TO

James E. Edens

F. 43830

IDENTIF. REFERENCE

AUG 3 9 20 AM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.

Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217

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

BOOK 5475 PAGE 960

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
			3750 .00- CO	
			98.54 CO TX	
			.50 PROBL	
			6.00 MORTG	
			CHECK	105.04-
			1145408/8/79 PAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 4 3 8 3 0.

IDENTIF. REFERENCE

AUG 3 9 20 AM '79

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 701731