"THIS INSTRUMENT PREPARED BY CHARLES B. REASOR, ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

BOOK 5479 PAGE 498

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard L. Hotchkiss	SAME	Map 145-13
(NAME) 1207 Saxon Drive	(NAME) -	Parcel 33
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37215	(STREET ADDRESS)	FB#FH23775
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Thirty Thousand and No/100 ($30,000.00)-----

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Dollars,

cash in hand paid to JAMES M. EDWARDS and wife, NANCY COLEMAN EDWARDS, hereinafter referred to as "Grantors," by RICHARD L. HOTCHKISS, hereinafter referred to as "Grantee," Grantors

have this day bargained and sold, and do hereby transfer and convey unto the said Grantee, his heirs and assigns,

~~XOXOXOXOXOXOXOXOXOXOXOXO~~

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

BEING Lot No. 1 on the Plan of Sassafras Subdivision, a plat of which is of record in Book 5050, page 91, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey made by Michael V. Holmes and Associates, Inc., as follows:

BEGINNING at an iron pin on Jefferson Davis Court, said iron pin being the North East corner of Lot #195, Tyne Valley Estates, Section 10, Book 3700, Page 136, Thence with East line of Lot #195 and West margin of a 50' road access, South 22°23'05" West 375.74 feet to a iron pin, the South East corner of Lot #195, and the Northern line of Sassafras Subdivision, recorded in Book 5050, Page 91, thence South 51°13'53" East 52.23 feet, thence South 43°26'33" East 15.39 feet to the center of a 40 foot private road. Thence with center line of road South 19°51' West 250.15 feet, thence South 38°03' West 156.36 feet, thence North 9°09'30" West 222.14 feet, thence North 49°09'30" West 76.93 feet, thence South 40°59'30" West 255.27 feet to point of beginning. Thence leaving center line of said private road North 49°00'30" West 93.35 feet to a iron pin in the East line of Lot #161, Tyne Valley Estates, Section 9, Book 3700, Page 65, R.O.D.C., Tenn.. Thence North 10°43'06" East 561.37 feet to a iron pin, being a corner of Lot #162, Tyne Valley Estates, Section 9, Book 3700, Page 65 and a corner of Lot #194, Tyne Valley. Thence South 51°09'54" East 458.39 feet along the Southerly boundary of said Tyne Valley Estates to a point. Thence South 51°13'53" East 52.23 feet to a point, thence South 43° 26'33" East 67.66 feet to a monument, being North West corner of Galaxy Estates, recorded in Book 41751, Page 77, R.O.D.C.. Thence South 4°48'24" West 216.75 along the West boundary of said Galaxy Estates to an iron pin, thence leaving said line South 79°28'53" West 412.13 feet to an iron pin. Thence North 49° 00'30", West 72,71 feet to the POINT OF BEGINNING, containing 5.24 ACRES, according to a survey made by Michael V. Holmes & Associates.

BEING part of the property conveyed to James M. Edwards and wife, Nancy Coleman Edwards, by deed from H & S Development Company, Inc., as of record in Book 5041, page 294, said Register's Office.

IN ADDITION to the absolute conveyance of the above described real property, this instrument also conveys to Grantee, his heirs and assigns, a perpetual but non-exclusive easement for any purpose including but not limited to ingress, egress and utility installation, in and to the follow-

ing described tract of real property appurtenant to the above described real property:

BEGINNING at a concrete monument in the northeast corner of Lot No. 1 on the Plan of Sassafras Subdivision, a plat of which is of record in Book 5050, page 91, said Register's Office, north 43° 26' 33" west 67.66 feet to a point; thence, north 51° 13' 53" west 52.23 feet to an iron pin; thence, north 22° 23' 05" east 375.74 feet to an iron pin in the southerly right-of-way of Jefferson Davis Court, said iron pin being the northeast corner of Lot No. 195 of Tyne Valley Estates, Section 10, a plat of which is of record in Book 3700, page 136, said Register's Office; thence, with said right-of-way 50.0 feet to an iron pin; thence, leaving said right-of-way south 21° 56' 49" west 269.84 feet to a concrete monument; thence, south 00° 27° 00" west 160.0 feet to the point of beginning.

BEING part of the property conveyed to James M. Edwards and wife, Nancy Coleman Edwards, by deed from H & S Development Company, Inc., as of record in Book 5041, page 294, said Register's Office.

This conveyance is made expressly subject to matters contained in the recorded plat for Sassafras Subdivision, as aforesaid, to restrictive covenants of record, and to 1979 Metropolitan Nashville and Davidson County real property taxes, which are a lien, but not presently due and payable.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Affiant

Subscribed and sworn to before me, this the 9th day of August, 1979

Notary Public

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

This is unimproved (XX) 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 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 as herein provided.

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 9th *day of* August, *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.*

Nancy Coleman Edwards
NANCY COLEMAN EDWARDS

JAMES M. EDWARDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jan Minshall, a Notary Public in and for said County and State, the within named Nancy Coleman Edwards and James M. Edwards BOOK 5479 PAGE 500

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 9th day of August, 19 79

Jan Minshall, 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.....

IDENTIF. REFERENCE

AUG 9 2 13 PM '79
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

F 4 5 1 7 1

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

BOOK 5479 PAGE 501

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
			300[illegible].00- CO	
			78.00 CO TX	
			.50 PRFE[illegible]	
			5.00 WDEED	
			CHECK	87.50-
			2842A08/09/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 4 5 1 7 1 [illegible]

IDENTIF. REFERENCE T

AUG 9 2 14 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 703387