WARRANTY DEED

BOOK 5585 PAGE 837

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 19 80

Notary Public

MY COMMISSION EXPIRES: June 19, 1983

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ERIC H. EDWARDS, et ux (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	33-4
103 Hardaway Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	49 & 50
Goodlettsville, Tn. (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	GO 05601 GO 05603

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, ROBERT E. COLE and wife, BETTY J. COLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERIC H. EDWARDS and wife, PATRICIA L. EDWARDS

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:

Land in Davidson County, Tennessee, being part of Lot No. 260 and all of Lot No. 261 on the Plan of Gatewood, Section 1, as of record in Book 3300, pages 47-51, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 260 begins at the common corner of Lot No. 260 and 261 at a point in the westerly margin of Hardaway Drive; thence with the line between the two lots, westerly 158.6 feet; thence North 19° 52' East 173.4 feet to a point; thence in an easterly direction 120 feet to a point in the westerly margin of Hardaway Drive; thence southerly with said margin 114.82 feet to the point of beginning.

Said Lot No. 261 fronts 72 feet on the westerly margin of Hardaway Drive and extends back 158.6 feet on the northerly line and 232.4 feet on the southerly line to a line on the rear on which it measures 140 feet.

Being the same property conveyed to Robert E. Cole and wife, Betty J. Cole by deed from Almany & Associates, Inc., of record in Book 4699, page 488, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 103 Hardaway Drive, Goodlettsville, Tn. 37072
(House Number) (Street) (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 hands this 28th day of March, 19 80

Robert E. Cole
ROBERT E. COLE

Betty J. Cole
BETTY J. COLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. Cole and Betty J. Cole

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 Goodlettsville, Tennessee, this 28th day of March, 19 80

Commission Expires October 17, 1982

James L. Dupree Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF
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 upon { his oath / their several oaths } acknowledged { himself / themselves } to be the and respectively of the the within named bargainor, a corporation, and that { he / they } as such and , being authorized so to do, executed the foregoing instrument for the purpose 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

1172 [illegible] 139.10- CHECK

WARRANTY DEED

FROM
ROBERT E. COLE, ET UX

TO
ERIC H. EDWARDS, ET UX

F. 8 3 1 8 7

IDENTIF. REFERENCE

APR 2 9 29 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

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

RECEIVED OF BOOK 5585 PAGE 839

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			51000.00- CO	
			132.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 139.10-	
			1172A04/02/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F831187

IDENTIFICATION REFERENCE

APR 2 9 29 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 750166