ROBERT L. DOZIER, ATTORNEY-AT-LAW
707 NASHVILLE CITY BANK BLDG
NASHVILLE, TENNESSEE 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES T. EDWARDS	Same	Map No. 93-11
(NAME:)	(NAME:)	
708 Third Avenue South	Same	Par. Nos. 146
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37210	Same	and 147
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100---------- ----------($10.00)---------- *DOLLARS*

cash in hand paid and other good and valid consideration, the receipt of which is hereby acknowledged,

BOOK 6032 PAGE 48

I, ANNE EDWARDS, widow, have bargained and sold, and by these presents do transfer and convey all of my right, title and interest, consisting of a one-half (1/2) undivided interest in the hereinafter described premises, unto

~~have bargained and sold, and by these presents do transfer and convey unto~~ *the said* JAMES T. EDWARDS and wife, EVELYN EDWARDS *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Certain tracts or parcels of land in Davidson County, Tennessee described as follows:

TRACT NO. 1: Being the northerly 1/2 of Lot No. 14 on the Map of Campbell's Addition to Nashville, as of record in Book "U", pages 682 and 683, of the Register's Office for said County.
Said part of said lot fronts 30 feet on the easterly side of Third Avenue South and runs back between parallel lines 135 feet more or less to an alley.

TRACT NO. 2: Being the southerly 1/2 of Lot No. 15 on the Map of Campbell's Addition to Nashville, as of record in Book "U", pages 682 and 683, of the Register's Office of said County.
Said part of said lot fronts 30 feet on the easterly side of Third Avenue South and runs back between parallel lines 143-1/2 feet more or less to an alley.

TRACT NO. 3: Being the northerly half of Lot No. 15 in Campbell's Plan of South Nashville Lots, as of record in Book "U", pages 682 and 683, Register's Office for said County.
Said northerly half of Lot No. 15 fronts thirty (30) feet on the easterly side of Third Avenue South, formerly College Street, and running back between parallel lines 143-1/2 feet more or less, to an alley. On the said lot there is a brick and frame dwelling known on the said Third Avenue South by City No. as 704.

TRACT NO. 4: Being the southerly part of Lot No. 16 on the Plan of Campbell's South Nashville Lots, as of record in Book "U", pages 682 and 683, Register's Office for said County, described as follows:
Beginning at the southeast corner of 3rd Avenue South, formerly College Street, and Elm Street, as widened; thence with the easterly

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $40,000.00

Subscribed and sworn to before me, this the 4th day of April, 1983

Affiant

My commission expires (Affix Seal) Notary Public

margin of said Avenue, Southwardly 46 feet, more or less, to the corner of Lots Nos. 15 and 16; thence with the line between said two lots, eastwardly 143-1/2 feet, to the westerly margin of an alley; thence with said alley, northwardly 46 feet, more or less, to the southerly margin of Elm Street, as widened; thence with said Street, westwardly 143-1/2 feet to the beginning.

The interest herein conveyed being the entire one-half (1/2) undivided interest in the same property conveyed to George D. Edwards and wife, Anne Edwards, by deed from George D. Edwards and James T. Edwards, dated November 30, 1978 and of record in Book 5386, page 319, Register's Office for Davidson County, Tennessee. The said George D. Edwards having died on October 18, 1979 and his estate being administered in the Probate Court of Davidson County, Tennessee, under Rule No. 68005.

This is improved ( ) unimproved (XX) property, known as 702-708 Third Avenue, South, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES T. EDWARDS and wife, EVELYN EDWARDS *heirs and assigns, forever.*

And I *do covenant with the said* James T. Edwards and wife, Evelyn Edwards *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except by the 1983 taxes on said property, which are not yet due and payable but are assumed and will be paid by the Grantees.

And I, ANNE EDWARDS, a widow *do further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* James T. Edwards and wife, Evelyn Edwards, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 4th *day of* April, *19* 83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Anne Edwards
ANNE EDWARDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named ANNE EDWARDS, a widow

.....

.....

the 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 4th day of April, 19 83.

Lois H Moore, Notary Public.

Commission Expires 1-18-87

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 .....

7945 04/04 11:33- CHECK

WARRANTY DEED

FROM

ANNE EDWARDS

TO

JAMES T. EDWARDS
and wife,
EVELYN EDWARDS

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

H 3 9 9 8 8

T
IDENTIF. REFERENCE

APR 4 3 01 PM '83

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN

BUOK 6032 PAGE 51

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6032 PAGE 52

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
			40000.00- CO	
			104.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	116.50-
			7949A04/04/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

R 3 9 9 8 8

IDENTIF. REFERENCE

APR 4 3 41 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 939757