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BOOK 6094 PAGE 829

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RUSH

IDENTIF. REFERENCE

JUL 14 12 23 PM '83

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July 19 83.

Notary Public

MY COMMISSION EXPIRES: June 16, 1985

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, Attorney, P.O. Box 150349, Nashville, Tennessee 37215

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B. Thomas Edwards, et ux (NAME)	S A M E (NAME)	132-15 #31
724 Elysian Fields Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	OH-700
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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. Groth and wife, Dorothy V. Groth

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B. Thomas Edwards and wife, Louise 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:

A tract of land in the 6th Civil District of Davidson County, Tennessee, being known as Lot No. 41 on an unrecorded Map of Elysian Fields, Section II, and described according to a copy of a survey thereof made by Z. J. Wilkinson, Surveyor, on March 25, 1948, as follows:

Beginning at a point in the northerly margin of Elysian Fields Road, 1624 feet westerly from the L. & N. Railroad property line at an iron pin which is 188.5 feet east of the center line of a culvert, both of said measurements being along the center line of Elysian Fields Road, which is a curve, said point likewise being at the corner of Lots Nos. 41 and 42; thence with the line between said lots, north 44 degrees 45 minutes east 335 feet to an iron pin; thence easterly around a slight curve; 90.2 feet to an iron pin at the corner of Lots Nos. 40 and 41; thence with the line between said lots, southwesterly 335 feet to an iron pin in the margin of Elysian Fields Road; thence with the line of the same, northwesterly around a curve, 175 feet to the point of beginning.

Being the same property conveyed to Robert E. Groth and wife, Dorothy V. Groth, by deed from Jim Sutherland and wife, Suzanne Sutherland, of record in Book 5618, page 263, Register's Office for Davidson County, Tennessee.

This is improved ( ) unimproved (XX) property, known as 724 Elysian Fields Road, Nashville, TN 37204
(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 13th day of July, 19 83

Robert E. Groth

Dorothy V. Groth
by Robert E. Groth
Attorney in Fact

STATE OF TENNESSEE
Davidson County

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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. Groth

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of July 1983

Commission expires June 16, 1985

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 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 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
Robert E. Groth, et ux

TO
B. Thomas Edwards, et ux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of July, 1983, before me personally appeared Robert E. Groth, to me known to be the person who executed the foregoing instrument in behalf of Dorothy V. Groth, and acknowledged that he executed the same as the free act and deed of said Dorothy V. Groth.

NOTARY PUBLIC

My Commission expires: June 16, 1985

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6094 PAGE 831

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
			$1400.00- CO	
			211.64 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 218.14-	
1823A	07/14/83		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.0.3 7.1

IDENTIF. REFERENCE

JUL 14 12 23 PM '83

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

No. 963557