FORM NO. WD-1

BOOK 5167 PAGE 782

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 1983

Notary Public

MY COMMISSION EXPIRES: 1-22-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne P. Edwards and Kathleen A. Callaghan (NAME)	Same (NAME)	115-15
2814 Acklen Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	45
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	8D7-69275

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, Jesse Daniel and wife, Maudine C. Daniel,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne P. Edwards and Kathleen A. Callaghan, both unmarried, as joint tenants with rights of survivorship

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 Lot No. 121 on the plan of West Meade Farms, Inc., Section "F", of record in Book 1835, page 71, Register's Office for said County.

SAID Lot No. 121 fronts 185.6 feet on the southwesterly margin of Brook Hollow Road and extends back 293.1 feet on the northwesterly line and 181.3 feet on the southeasterly line to a dead line in the rear, measuring 193.6 feet thereon.

BEING the same property conveyed to Jesse Daniel and wife, Maudine C. Daniel, by deed from C. W. Coleman and wife, Thelma H. Coleman, of record in Book 2690, page 519, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2011, page 239, Register's Office for Davidson County, Tennessee, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Jesse Daniel by James H. Daniel as his Attorney-In-Fact, pursuant to a Power of Attorney of record in Book 5922, page 719, Register's Office for Davidson County, Tennessee, and is executed on behalf of Maudine C. Daniel by James H. Daniel as her Attorney-In-Fact, pursuant to a Power of Attorney of record in Book 5922, page 722, Register's Office for Davidson County, Tennessee.

The affidavit of said Attorney-In-Fact is attached as an exhibit to this deed and incorporated herein by reference.

CHECK ONE
This is unimproved ( )
This is improved (X) property, known as 405 Brook Hollow Road, Nashville, Tennessee
(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 hand s this 31st day of October, 1983

Jesse Daniel
BY: James H. Daniel
Attorney-In-Fact

Maudine C. Daniel
BY: James H. Daniel
Attorney-In-Fact

940

STATE OF TENNESSEE
Davidson County

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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 _____, Tennessee, this _____ day of _____ 19___

Commission expires _____

_____
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, a 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
JESSE DANIEL ET UX

TO
WAYNE P. EDWARDS AND
KATHLEEN A. CALLAGHAN

WILKINS & ADAMS
ATTORNEYS AT LAW
2210 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215

dp

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Daniel, with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Jesse Daniel and wife, Maudine C. Daniel, as their Attorney-In-Fact, as the free act and deed of the within named Jesse Daniel and wife, Maudine C. Daniel. Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 1983.

John V. Adams
Notary Public

My Commission Expires: 1-22-84

NOTARY PUBLIC AT LARGE

EXHIBIT TO WARRANTY DEED
FROM
JESSE DANIEL ET UX
TO
WAYNE P. EDWARDS AND
KATHLEEN A. CALLAGHAN

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

References to the singular include the plural, when applicable.

James H Daniel
Affiant - James H. Daniel

Sworn to and subscribed before me this 31st day of October, 1983.

Notary Public

My Commission Expires: 1-22-84

H83677

IDENTIF. REFERENCE

Nov 1 1 06 PM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

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
			61000.00- CAMT.	
			158.60 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	168.10-
9402A	11/01/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H836 7-7.

IDENTIF. REFERENCE

Nov 1 | 06 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 990333