Address New Owner as follows:

Gadsden Place, Inc.
2601 Blakemore
Nashville, Tennessee 37212

Send tax bills to:

Same

Map-Parcel No:

104-7-264; 104-7-265
104-7-266; 104-7-267

BOOK 6170 PAGE 464

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM H. EDWARDS and wife, FRANCES M. EDWARDS, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto GADSDEN PLACE, INC., a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, certain tracts of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Tract 1: LAND in Davidson County, Tennessee, being part of Lot No. 4 in the Subdivision of the Priscilla Tanner Five Acre Lot on the south side of Blakemore Avenue, not of record, and described according to a copy of a survey by T.R. Sanford, Surveyor, October 3, 1959, as follows:

BEGINNING at an iron pin in the southerly margin of Blakemore Avenue, said pin being 1.9 feet westerly from the northwest corner of Lot No. 5 on said Plan thence southerly 229.35 feet to an iron pin in the northerly margin of an alley, which said iron pin is 7.65 feet westerly from the southwest corner of Lot No. 5 on said Plan; thence with the northerly margin of said alley, westerly 44.25 feet to an iron pin, thence northerly 229.5 feet to an iron pin in the southerly margin of Blakemore Avenue, thence with the margin of the same easterly 50 feet to the beginning.

Being the same property conveyed to William H. Edwards and wife, Frances M. Edwards, by Warranty Deed from Eunice Pearl C. Gourley, of record in Book 4127, page 469, Register's Office of Davidson County, Tennessee.

Tract 2: Land in Davidson County, Tennessee, being the easterly 1.9 feet front and 7.65 feet rear of Lot 4, and the westerly 61.9 feet of Lot 5, in the Subdivision of the Priscilla Tanner Five Acre Lot, on the south side of Blakemore Avenue, not of record and described according to a copy of survey by T.R. Sanford, Surveyor, October 3, 1959, as follows:

Beginning at an iron pin in the southerly margin of Blakemore Avenue, said pin being 1.9 feet westerly from the corner of Lot No. 5 on said plan; thence southerly 229.35 feet to an iron pin in the northerly margin of an alley; thence easterly 69.55 feet with the northerly margin of said alley to an iron pin; thence northerly 229 feet to an iron pin in the southerly margin of Blakemore Avenue; thence westerly 63.8 feet with the southerly margin of Blakemore Avenue to the point of beginning.

Being the same property conveyed to William H. Edwards, by Warranty Deed from Alfred D. Brown, Jr., and wife, Bllie Jean Vaughan Brown, of record in Book 4218, page 28, Register's Office for Davidson County, Tennessee.

Tract 3: Land in Davidson County, Tennessee, being the easterly 100 feet of the northerly 164 feet of Lot No. 5 on

11/04 594.50- Check
445

the Plan of the Subdivision of the Priscilla Tanner 5 acre tract, not of record, described as follows:

Beginning at the southwest corner of 26th Avenue, South, and Blakemore Avenue; thence with the westerly margin of 26th Avenue, South, southwardly 164 feet, more or less, to a point; thence westwardly 100 feet to a point; thence northwardly 164 feet, more or less, to the southerly margin of Blakemore Avenue; thence with same eastwardly 100 feet to the beginning.

Being the same property conveyed to Dr. William H. Edwards, by Quitclaim Deed from Third National Bank in Nashville of record in Book 4798, page 478, Register's Office for Davidson County, Tennessee, and being the same property conveyed to William H. Edwards by deed from Jesse McCracken Booth and Henry Overstreet Booth, of record in Book 6170, page 459, said Register's Office.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, its successors, representatives and assigns forever.

AND GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said property, that they have a good right to convey it, and that the same is unencumbered, except for taxes for the year 1983 for which the Grantors herein agree to pay. Tract 1 is subject to an easement for driveway which fronts 10 feet on the southerly side of Blakemore Avenue and runs back 150 feet, more or less, along the westerly margin of said tract, as is more fully set out in the deed from James E. Covington, Clerk and Master to Alliene G. Bailey, of record in Book 2997, page 91, Register's Office for Davidson County, Tennessee.

AND GRANTORS further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of of all persons whomsoever.

THE UNDERSIGNED spouse of WILLIAM H. EDWARDS joins in the execution of this Warranty Deed with respect to Tracts 2 and 3 for the purpose of transfering and conveying any and all right or interest she might have in said property as the result of such marital status subject to the terms and conditions hereunder.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this the 4th day of November, 1983.

William H. Edwards
WILLIAM H. EDWARDS

Frances M. Edwards
FRANCES M. EDWARDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for County and State aforesaid, personally appeared WILLIAM H. EDWARDS and wife, FRANCES M. EDWARDS, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that they have executed the foregoing instrument for the purposes contained herein.

WITNESS my hand and official seal at Nashville, Tennessee on this the 4th day of November, 1983.

Marsha A. Anderson
NOTARY PUBLIC

My commission expires:

11/3/84

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

John N. Popham
AFFIANT

Sworn to and subscribed before me this the 4th day of November, 1983.

Marsha A. Anderson
NOTARY PUBLIC

My commission expires:

11/3/84

This instrument was prepared by:

John N. Popham, Attorney
TUNE, ENTREKIN & WHITE
26th Floor, First American Center
Nashville, Tennessee 37238

RUSH

IDENTIF. REFERENCE

Nov 4 2 56 PM '83

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

H 8 4 5 5 4

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

RECEIVED OF _____

FOR _____

BOOK 6170 PAGE 467

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
			225000.00- CAMT.	
			585.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	594.50-
			0445A11/04/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 4 5 5 4

IDENTIF. REFERENCE

Nov 4 2 56 PH '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 991346