EDSON TO LATIMER
1123 DRAUGHON AVENUE
NASHVILLE, TENNESSEE

Address New Owners:	Send Tax Bills to:	Map-Parcel Nos.
Erwin D. Latimer, IV and wife, Ellen K. Latimer 1123 Draughon Avenue Nashville, TN 37204	Wachovia Mortgage Co., P.O. Box 3174 Winston-Salem, NC 27102	Map 118-9 Parcel 87 Fd. Book 16DA06470
This instrument prepared by: White & Reasor, 3305 West End Ave. Nashville, Tennessee 37203 Attn: Barrett Seathod		

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain Deed of Trust dated June 9, 1977 from Gilbert G. Edson, Jr., and wife, Deborah G. Edson to J. G. Palmer, Trustee, for the benefit of Commerce Union Bank, securing an indebtedness evidenced by a Promissory Note of even date in the original principal amount of Forty Thousand Five Hundred Fifty and No/100 ($40,550.00) Dollars, which debt the Grantees herein assume and agree to pay as part of the payment of the purchase price, Gilbert G. Edson, Jr., and wife, Deborah G. Edson ("Grantors") have bargained and sold, and by these presents do transfer and convey to Erwin D. Latimer, IV, and wife, Ellen K. Latimer ("Grantees"), a certain tract or parcel of land in Davidson County, Tennessee described in Exhibit "A," which is attached hereto and incorporated herein by reference ("Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been assumed by Grantee;

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IDENTIF. REFERENCE

APR 5 9 52 AM '84

REGISTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 80,000.00 .

Erwin P. Latimer IV
AFFIANT

Subscribed and sworn to before me this 3 day of April 1984.

Barnett B. Suttle, Jr.
NOTARY PUBLIC

My Commission Expires: 4-21-85

2. Deed of Trust from Gilbert G. Edson and wife, Deborah G. Edson, to J. G. Palmer, Trustee, of record in Book 4398, Page 7, Register's Office for Davidson County, Tennessee, in favor of Commerce Union Bank and now held by Wachovia Mortgage Company.

This is improved property, known as 1123 Draughon Avenue, Nashville, Tennessee, 37204.

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, Grantees' heirs and assigns, forever.

And Grantors do covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs, personal representatives, and assigns, to warrant and forever defend the title to the Property to the Grantees, their heirs, personal representatives, and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have caused this Deed to be executed as of the first day of April, 1984.

GRANTORS:

Gilbert G. Edson
GILBERT G. EDSON, JR.

Deborah G. Edson
DEBORAH G. EDSON

STATE OF VIRGINIA) at Large
COUNTY OF Rockbridge)

Personally appeared before me, Patricia L. Wallace, a Notary Public in and for said County and State, Gilbert G. Edson, Jr., and wife, Deborah G. Edson, the within named bargainors, 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 Nashville, Tennessee, this 4th day of April, 1984.

Patricia L. Wallace
NOTARY PUBLIC

My Commission Expires: 6 April 1985

EXHIBIT "A"

LEGAL DESCIRPTION

LAND in Davidson County, Tennessee, being Lot No. 2 and the westerly 18 feet of Lot No. 3 on the map showing subdivison of Draughon property, as of record in Book 974, Page 39, Register's Office for said County.

SAID Lot No. 2 and part of Lot No. 3 front together 60 feet on the southerly side of Draughon Avenue and run back 165.4 feet on the westerly line and 166 feet more or less on the easterly line to a dead line and measures 68 feet thereon.

BEING the same property conveyed to Gilbert G. Edson and wife, Deborah G. by deed from Randall M. Fisher and wife, Norma R. Fisher, of record in Book 5157, Page 688, Register's Office for Davidson County, Tennessee.

3557 04/06/20.50- CHECK

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

RECEIVED OF _____

FOR _____ BOOK 6265 PAGE 799

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

60000.00- CAMT.
208.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 220.50-
6557A04/06/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 13930

IDENTIF. REFERENCE

APR 6 9 52 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 26373