BOOK 6268 PAGE 731

# WARRANTY DEED

FROM: Richard D. Lucas and wife, Dorothy B. Lucas

TO: William Eugene Edwards, III and wife, Kristy L. Edwards

This instrument was prepared by:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows: 1008 Grandview, Nashville, Tennessee

Send Tax Bills To: Bailey Mortg. Co., P.O. Box 1389, Jackson, Miss. 39205

Map-Parcel Numbers: Map 118-13 parcel 36

Field Book Numbers: 16DA-06655

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is Forty-Eight Thousand One Hundred Twenty-Eight and 36/100 Dollars ($48,128.36).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 3 day of April, 1984.

Notary Public

My Commission Expires: 7-18-87

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FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, and including the assumption by the Grantee of the debt secured by the Deed of Trust of record in Book 3715, page 525, Register's Office for Davidson County, Tennessee, Richard D. Lucas and wife, Dorothy B. Lucas as Grantors have bargained and sold, and by these presents do transfer and convey unto the said William Eugene Edwards, III and wife, Kristy L. Edwards, as Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 34 on the Map of Oriental Golf Club Subdivision, Section No. One, not of record, and described according to a survey made by Z. J. Wilkinson, Surveyor, December 17, 1938, as follows:
>
> Beginning at a point in the northerly margin of Grandview Drive, 324.3 feet west of the westerly margin of Lealand Lane, formerly 10th Avenue, South at the corner of Lots Nos. 33 and 34; thence with the

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line between said lots northerly 247.5 feet to the corner of said lots, and of Lots Nos. 24 and 25; thence with the line between Lots Nos. 24 and 34, westerly 75 feet to a point, the corner of said lots and of lots 38 and 39; thence southerly along the westerly line of Lot No. 34 and along the easterly line of Lots 38 and 35, 249 feet to the northerly margin of Grandview Drive; thence with the margin of the same easterly 75 feet to the beginning.



Being the same real property conveyed to Richard D. Lucas et ux by deed from Herbert E. Agner, et ux, of record in Book 4239, page 599, Register's Office of Davidson County, Tennessee.

This is improved property, known as 1008 Grandview Drive, Nashville, Tennessee.

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, successors, and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except for a lien for 1984 taxes which are prorated, the above referenced deed of trust, and restrictions of record in Book 1113, page 646 and Book 1432, page 57, said Register's Office.

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

Witness our hands this 3rd day of April, 1984.

Richard D. Lucas
RICHARD D. LUCAS

Dorothy B Lucas
DOROTHY B. LUCAS

OFFICIAL RECEIPT

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Deborah A. Hughes, a Notary Public of said County and State, RICHARD D. LUCAS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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Witness my hand and official seal at Nashville, Tennessee, this 3 day of April, 1984.

Deborah A. Hughes
Notary Public

My Commission Expires: 7-18-87

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Deborah A. Hughes, a Notary Public of said County and State, DOROTHY B. LUCAS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3 day of April, 1984.

Deborah A. Hughes
Notary Public

My Commission Expires: 7-18-87

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IDENTIF. REFERENCE

APR 11 2 52 PM '84

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

RUSH



RNB/4-3-84

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

48128.36- CAMT.
125.06 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 134.56-
7757A04/11/84 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

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T IDENTIF. REFERENCE

APR 11 2 52 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 27538