SEND TAX BILLS TO:
Andrew S. Edgar, Sr.
1122 Crater Hill Drive
Nashville, Tenn. 37215

mail

THIS INSTRUMENT PREPARED BY:
KURT O. E. TSCHAEPE
812 Nashville Pike
Gallatin, Tennessee 37066
Phone (615) 451-3600

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Field Book No FH 07815
Map and Parcel No 144-02-0 018.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY THREE THOUSAND AND NO/100 DOLLARS ($133,000.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, we, KURT O. E. TSCHAEPE and wife, CYNTHIA A. TSCHAEPE, hereinafter alternatively referred to as the "Grantors," have this day bargained and sold and by these presents do hereby transfer and convey unto ANDREW S. EDGAR, SR. and wife, JERILYN G. EDGAR, hereinafter alternatively referred to as the "Grantees," as tenants by the entirety, their heirs and assigns, in fee simple forever, the following described lot or parcel of land situated in Davidson County, Tennessee, and being more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 71 on the Plan of Chickering Hills, Section 3, as of record in Book 2663, Page 17, Register's Office for said County.
>
> SAID Lot No. 71 fronts 245 feet on the easterly side of Crater Hill Drive and runs back between parallel lines 485 feet to a line at the rear on which it measures 245 feet thereon.
>
> BEING the same property conveyed to KURT O. E. TSCHAEPE and wife, CYNTHIA A. TSCHAEPE by deed from BAILEY P. ROBINSON, III and wife, LAURA SUE W. ROBINSON dated June 29, 1973 and recorded July 5, 1973 in Book 4725, Page 111, Register's Office for Davidson County, Tennessee; said deed was rerecorded in Book 4756, Page 347, said Register's Office.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all improvements thereon and appurtenances thereunto belonging unto the said ANDREW S. EDGAR, SR. and wife, JERILYN G. EDGAR, as tenants by the entirety, their heirs and assigns, in fee simple forever.

WE COVENANT with the said Grantees that we are lawfully seized and

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possessed of said lot or parcel of land, that we have a good and lawful right to sell and convey the same, and that it is free and unencumbered EXCEPT FOR: Restrictions of record, applicable zoning and building regulations, visible easements and easements of record, and 1985 real property taxes.

WE FURTHER COVENANT with the said Grantees and bind ourselves, our heirs and assigns to warrant and defend title thereto against the lawful claims and demands of all persons, whomsoever.

POSSESSION of the above described real property to be given on date of deed, with 1985 real property taxes to be prorated, Grantors paying said prorated portion to the date of this deed.

IN WITNESS WHEREOF, the Grantors have caused these presents to be executed by signing their names hereinbelow on this 10th day of January, 1985.

KURT O. E. TSCHAEPE

CYNTHIA A. TSCHAEPE

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named KURT O. E. TSCHAEPE and wife, CYNTHIA A. TSCHAEPE, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Warranty Deed for the uses and purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of January, 1985.

(SEAL)

Elizabeth A. Hampton
NOTARY PUBLIC

My Commission Expires:

July 21, 1985

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

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I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 133,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Andrew S. Edgar

Sworn to and subscribed before me this 10th day of January, 1985.

(SEAL)

My Commission Expires:

Elizabeth O. Hampton
NOTARY PUBLIC

July 21, 1985

IDENTIF. REFERENCE

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FELIX E. WILSON II, REGISTER
DAVIDSON COUNTY, TN

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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

133000.00- CAMT.
345.80 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 355.30-
2693A01/10/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. T REFERENCE

JAN 10 1 44 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 100339