FORM NO. WD-1

BOOK 6473 PAGE 954

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000

Roy Allen Stranahan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF January, 1985

Joe Saperstein
Notary Public

MY COMMISSION EXPIRES: 11-1-87
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Mail THIS INSTRUMENT WAS PREPARED BY
Joe Saperstein, Atty. Suite 115, 95 White Bridge Rd, Nash., TN 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy A. Stranahan, et ux (NAME)	(NAME)	158-12
1712 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	11
Nashville, TN (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FH 2572

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, Andrew Seeley Edgar, Sr., et ux Jerilyn Gurganus Edgar

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy A. Stranahan, et ux Beth D. Stranahan

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. 537 on the Plan of Hillsboro Park, Section 13, as of record in Book 4175, page 20, Register's Office for said County.

Said Lot No. 537 fronts 200 feet on the northerly side of Old Hickory Boulevard and extends back between parallel lines 437 feet to a dead line.

Being the same property conveyed to Andrew Seeley Edgar, Sr., et ux Jerilyn Gurganus Edgar by deed from James Patrick Sowman, et ux Jeannette E. Sowman of record in Book 5342, page 269, Register's Office for Davidson County, Tennessee.

1:76:01

IDENTIF. REFERENCE

JAN 15 9 57 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK

This is unimproved ( ) improved (X) property, known as 1712 Old Hickory Blvd., Nashville, TN 37027
(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 hands this 14th day of January, 1985

Andrew Seeley Edgar, Sr.
ANDREW SEELEY EDGAR, SR.

Jerilyn Gurganus Edgar
JERILYN GURGANUS EDGAR

3059

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew Seeley Edgar, Sr. and Jerilyn Gurganus Edgar

the bargainor, 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 14th day of January 19 85.

Commission expires 11-1-87

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 upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

215000.00- CAMT.
569.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 565.50-
3359A01/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:76:60

IDENTIF. REFERENCE

JAN 15 9 57 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 100984