THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY,** Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Geoffrey J. Lee<br>2947 Primrose Circle<br>Nashville, TN 37212 | Homeland Mortgage Corporation<br><br>600 Larry Court<br>Waukesha, WI 53186 | MAP 117-4<br>PARCEL 356<br>16DA-910 |

BOOK 6547 PAGE 103

**WARRANTY DEED**

FILE BOX 8

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

James C. Edwards, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Geoffrey J. Lee and wife, Linda J. Johnson

hereinafter called the Grantee, Grantee's 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. 15, Block "C", on the map of Belmont Terrace Annex No. 4, of record in Book 974, page 97, Register's Office for said County.

SAID Lot No. 15 fronts 65 feet on the northeasterly margin of Primrose Circle and extends back 175.4 feet on the northwesterly line and 191.5 feet on the southeasterly line to a dead line in the rear, measuring 68 feet thereon.

BEING the same property conveyed to James C. Edwards by deed from Wanda C. Eryasa, unmarried, of record in Book 5471, page 979, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 1174, page 492, and Book 1191, page 223, said Register's Office, and to the matters set forth in the above referenced plan of record.

J 0 1 2 1 3

IDENTIF. REFERENCE

MAY 2 | 13 PM '85

DAVIDSON COUNTY, TN

This is (un)improved property, known as 2947 Primrose Circle, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 30th day of April, 19 85.

James C. Edwards

CHECK

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 30th day of April, 19 85, before me personally appeared James C. Edwards, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Mar 4 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6547 PAGE 104

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 72,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 30th day of April, 1985.

My Commission Expires: Nov 4, 1987

_____
Notary Public

NOTARY PUBLIC

**WARRANTY DEED**

from:
James C. Edwards, unmarried

to:
Geoffrey J. Lee and wife, Linda J. Johnson

return to box 8 jcb
**PERCY WILKINS, JR.**
and
**CHRISTY WILKINS IVEY**
**Attorneys at Law**
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-23401

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

RECEIVED OF _____

FOR _____

BOOK 6547 PAGE 105

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

72000.00- CAMT.
187.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 193.70-
3694A05/02/85 BAL .00

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

J 0 1 2 1 3

IDENTIF. REFERENCE

MAY 2 1 13 PM '85

DAVIDSON COUNTY, TN

**No.** 130486