BOOK 6760 PAGE 877

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000 ~~00~~

Rogers L Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June 1985.

Notary Public

MY ~~COMMISSION~~ EXPIRES: 1/29/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Charles H. Brown, Attorney, 7439 Highway 70 South, Nashville, Tn. 37221
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rogers L. Edwards (NAME)	First Federal Savings & Loan (NAME)	13DA-43685
3233 Hummingbird Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	59-13
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 44 Is

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, Richard Lewis and wife, Delorse Lewis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rogers L. Edwards and wife, Ida L. Edwards

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. 104 on the Plan of Treppard Heights, Section VII, as of record in Book 2900, Page 13, Register's Office for said County.

Said Lot No. 104 fronts 100 feet on the southeasterly side of Hummingbird Drive and runs back 391.9 feet on the Southwesterly line and 395 feet on the northeasterly line to a dead line in the rear measuring 138 feet thereon.

Being the same property conveyed to Richard Lewis and wife, Delorse Lewis, by deed from Glennell Epps Martin, formerly Glennell Epps, an unmarried woman, of record in Book 5C77, Page 283, Register's Office for said County.

Being subject to a deed of trust executed by William C. Anderson, Jr., and wife, Bobbie J. Anderson, of record in Book 3146, Page 169, Register's Office for said County, to secure to Mid-South Mortgage Company the payment of a note for $13,000.00, payable as therein specified. Grantees expressly assume the obligation remaining on said note.

Being further subject to 1976 taxes which shall be pro-rated between the parties and also subject to the Owner's Certificate, building setback line and utilities easements shown in Book 2900, Page 13, Register's Office for said County and further subject to easements granted by the Grantor to Metropolitan Government of Nashville and Davidson County of record in Book 5028, Page 139, Register's Office for said County.

Grantor assigns to Grantees balance in escrow account, if any.

This is ~~unimproved ( )~~ improved (X) property, known as 3233 Hummingbird Drive Nashville, Tennessee
(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 hand s this 13th day of May, 1985

Richard A Lewis
Richard Lewis

Delorse A. Lewis
Delorse Lewis

CLERK
01/18/45.30-
5145

STATE OF TENNESSEE
Davidson County

BOOK 6760 PAGE 878

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Richard Lewis and wife, Delorse Lewis

the bargainor S, 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 13th day of May, 19 86

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

RICHARD LEWIS AND WIFE,
DELORSE LEWIS

TO

ROGERS L. EDWARDS and wife,
IDA L. EDWARDS

3225 Lebanon Rd
Nash. Tenn

68270

IDENTIFICATION REFERENCE

JAN 13 10 29 AM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

10/14/87

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

RECEIVED OF _____

FOR _____

BOOK 5760 PAGE 879

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

ATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

15000.00- CONST.
39.00 CST TX
.50 PRFEE
6.00 WDEED
CHECK 45.50-
51-4640-1/13/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68270

IDENTIFICATION REFERENCE

JAN 13 10 29 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 209918