This Instrument Prepared By:

Waller, Lansden, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5795 PAGE 558

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
43-6-265	Mr/Mrs Marvin L. Edwards	Atlantic Coast Mortgage Company 3975 University Drive Fairfax, VA 22030
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 9125
11D-60993	274 Becklea Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

8 0 1 8 5

IDENTIFICATION REFERENCE

MAR 4 1 20 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

GLENN CADELL SMITH, JR., and wife, PATRICIA ANN SMITH

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MARVIN L. EDWARDS and wife, ANGELA C. EDWARDS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ State of Tennessee, described as follows:

Being Lot No. 223 on the Plan of Madison Park, Section 6, as of record in Book 4300, page 58.

Said Lot No. 223 fronts 82 feet on the northerly side of Becklea Drive and extends back 153.5 feet on the easterly line and 146.4 feet on the westerly line, to a dead line in the rear measuring 38.5 feet thereon.

Being the same property conveyed to Glenn Cadell Smith, Jr., and wife, Patricia Ann Smith, by deed from Coleman Realty Co., a Tennessee corporation, as of record in Book 5840, page 244.

This conveyance is made subject to restrictions of record in Book 4431, page 591, zoning regulations, easements and rights of way for public utilities, if any, and all matters shown on the recorded plan of record in Book 4300, page 58.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1986 taxes which have prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 28th day of February, 1986.

Glenn Cadell Smith, Jr.

Patricia Ann Smith

03/04 135.50- CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5795 PAGE 559

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Glenn Cadell Smith, Jr., and wife, Patricia Ann Smith 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, the 28th day of February, 1986.

My commission expires: 4-20-86

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ 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 $50,000.00

X _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF February 19 86

MY COMMISSION EXPIRES: 4-20-86 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

GLENN CADELL SMITH, JR., AND WIFE

TO

MARVIN L. EDWARDS AND WIFE

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

Ref 36

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 6795 PAGE 560

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
			50000.00- CAMT.	
			130.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 136.50-	
			9672A03/04/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 0 1 8 5

IDENTIFICATION REFERENCE

MAR 4 1 20 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 224081