BOOK 5827 PAGE 884 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,600.00

Ronald R. Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April, 1986.

Notary Public

MY COMMISSION EXPIRES: April 12, 1987
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nella Schneider Hunt, Attorney, Attorneys Title Company, Inc. 222 Third Ave. North
NAME ADDRESS Nashville, TN

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ronald R. Edwards etal (NAME) | Ronald R. Edwards (NAME) | 72-10-223 |
| P.O. Box 1495 (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 1495 (STREET ADDRESS) | |
| Hendersonville, TN 37077 (CITY) (STATE) (P.O. ZIP) | Hendersonville, TN 37077 (CITY) (STATE) (ZIP) | |

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, Robert O. Mallernee, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald R. Edwards and Beverly A. Youngblood, joint tenants with right of survivorship, it being the express intention of the grantor to create a survivorship estate in the said grantees,
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 part of Lot No. 5 on an unregistered copy of a survey for M. N. Young in the 11th Civil District of said County, described as follows:

Beginning at a point in the westerly margin of Northview Avenue 424 feet south of the center line of Moneta Avenue, said point being the southeast corner of the property conveyed to Walter J. Edwards and wife, as of record in Book 1431, page 341, said Registers Office; thence along Edwards south line westerly 146.4 feet, more or less, to a point in the east line of the right-of-way of the L & N Railroad; thence with the line of the same southerly 70 feet, more or less to a point which is the center line of Otey Avenue extended; thence along the centerline of said Avenue, South 86 deg. East 151.3 feet to the westerly margin of Northview Avenue; thence with the margin of same, northerly 70 feet, more or less, to the beginning.

Being the same property conveyed to Robert O. Mallernee, Jr., by deed from Sadira Wright and husband, Louis Wright, of record in Book 6789, page 819, Register's Office for Davidson County, Tennessee.

The property herein described and conveyed in this instrument is not the usual place of residence of the grantor.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. Title to that portion of the premises embraced within the bounds of any roads or highways.
2. Title to that portion of the premises, if any, embraced within the bounds of the charter right-of-way of the L & N Railroad.

This is (unimproved / improved) X property, known as 1700 Northview Avenue (House Number) (Street) Nashville, Tennessee (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 unincumbered, 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 my hand this 11th day of April, 1986.

Robert O. Mallernee Jr.
ROBERT O. MALLERNEE, JR.

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**STATE OF TENNESSEE**
**Davidson County**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT O. MALLERNEE, JR.

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of April, 1986.

Commission Expires April 19, 1987

Jo Ann Smith Notary Public

**STATE OF TENNESSEE**
**Davidson County**

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

Filed for Record

# WARRANTY DEED

FROM

ROBERT O. MALLERNEE, JR.

TO

RONALD R. EDWARDS AND

BEVERLY N. YOUNGBLOOD

9 1 1 0 2

IDENTIFICATION REFERENCE

APR 11 3 34 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

# OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5827 PAGE 855

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 206CC.00- CAMT. | |
| | | | 53.56 CSTAX | |
| | | | .50 [illegible] | |
| | | | 6.00 WDFEE | |
| | | | CHECK | 60.06- |
| | | | 2585A04/11/86 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 1 1 0 2

IDENTIFICATION REFERENCE

APR 11 3 34 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 236690