WARRANTY DEED

File 41

FROM: FRANK R. PARHAM and wife, MARJORIE B. PARHAM, Grantors

TO: WILLIAM T. EDWARDS and wife, VICTORIA L. EDWARDS, Grantees

This instrument was prepared by:
STEPHEN W. RAMP
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

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| Address New Owner(s) as Follows: | Send Tax Bills To: | Map |
|---|---|---|
| Mr. and Mrs. William T. Edwards<br>202 Eldon Court<br>Nashville, TN 37214 | Same | 85-10<br>Parcel<br>8 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is Sixty-Eight Thousand Dollars ($68,000).

William T. Edwards
Affiant

SUBSCRIBED AND SWORN TO before me, this the 29th day of April, 1986.

Deborah A. Hughes
Notary Public

My Commission Expires: 7-18-87

FOR AND IN CONSIDERATION OF the sum of Sixty-Eight Thousand Dollars ($68,000), the receipt and sufficiency of which are hereby acknowledged, Grantors have bargained and sold, and by these presents do transfer and convey unto the said Grantees, their heirs, successors, 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 48 on the Plan of Stanford Country Club Estates, Section I, as of record in Book 2900, page 50, Register's Office for said County.
>
> Said Lot No. 48 fronts 51.18 feet on the southerly side of Eldon Court, and runs back 123.10 feet on the easterly line and 179 feet on the westerly line, to a dead line in the rear, which is a broken line, on which it measures 223.38 feet.

Being the same property conveyed to Frank R. Parham and wife, Marjorie B. Parham, by deed from George W. Jones, Jr., and wife, Margaret E. Jones of record in Book 4352, page 744, Register's Office for Davidson County, Tennessee.

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This is improved property, known as 202 Eldon Court, Nashville, Tennessee 37214.

This conveyance is expressly made subject to the lien for 1986 taxes which have been prorated and will be paid by Grantees, and all other liens, restrictions of record and all applicable zoning laws.

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, successors, and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 29th day of April, 1986.

FRANK R. PARHAM

MARJORIE B. PARHAM

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Deborah A. Hughes, a Notary Public of said County and State, FRANK R. PARHAM, 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, at Office, this 29th day of April, 1986.

Deborah A. Hughes
Notary Public

My Commission Expires: 7-18-87

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Deborah A. Hughes a Notary Public of said County and State, MARJORIE B. PARHAM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 29th day of April, 1986.

Deborah A. Hughes
Notary Public

My Commission Expires: 7-18-87

IDENTIFICATION REFERENCE

APR 30 3 14 PM '86
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

96416

1840W/4-24-86

**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 |
|---|---|---|---|---|
| | | | 68000.10- CAMT. | |
| | | | 176.80 CSTAX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDEED | |
| | | | CHECK | 186.30- |
| | | | 8049A04/30/86 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 6 4 1 6

IDENTIFICATION REFERENCE

APR 30 3 14 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 242798