STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,500.00

Beverly A. Youngblood
Affiant

Subscribed and sworn to before me this the 9th day of June, 1986.

Catherine L. Hughes
Notary Public

My commission expires: 7/19/88

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Larry L. Roberts, Attorney at Law, 627 Second Avenue South, Nashville, TN 37210

Address New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ronald R. Edwards	Same	72-10-223
168 Hickory Heights Drive, Apt. D-36		
Hendersonville, Tennessee 37075		

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter-named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Beverly A. Youngblood, an unmarried woman, hereinafter called theGrantor, have bargained and sold, and by these presents do transfer and convey unto Ronald R. Edwards, hereinafter called the Grantee, his heirs and assigns, my one-half undivided interest in 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 degree 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 Ronald R. Edwards and Beverly A. Youngblood, joint tenants, by deed from Robert O. Mallernee, Jr., by deed of record in Book 6827, Page 864, Register's Office for Davidson County, Tennessee.

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.

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, his heirs and assigns, forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for a first mortgage indebtedness due Robert O. Matternee, Jr., and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

CHECK

2960

Witness my hand this 9th day of June, 1986.

0841.8

IDENTIFICATION REFERENCE

JUN 9 11 09 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Beverly A. Youngblood
BEVERLY A. YOUNGBLOOD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Beverly A. Youngblood, an unmarried person, the bargainor, 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 and official seal at Nashville, Tennessee, this 9th day of June, 1986.

Catherine L. Haden
NOTARY PUBLIC

My commission expires: 1/19/88

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

RECEIVED OF _____

FOR _____

BOOK 6880 PAGE 698

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			10500.00- CONT.	
			27.30 CSTAX	
			.50 PRFEE	
			6.00 WDE D	
			CHECK	33.80-
2960A06/09/86 BAL				.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0841.6

IDENTIFICATION REFERENCE

JUN 9 11 09 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 256593