B0410

BOOK 6999 PAGE 862 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October, 19 86

Notary Public

MY COMMISSION EXPIRES: 7-12-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTY.
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	Send Tax Bills To/Mortgagee Is:	MAP-PARCEL NUMBERS
Ricky L. James et al (NAME)	Citizens & Southern Commercial Corp. (NAME)	08DA33428
613 River Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 656 (STREET ADDRESS)	090-15-0-013.00
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Tucker, Georgia 30085-0656 (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, Mildred L. Edwards and husband David E. Edwards

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ricky L. James and Charlotte A. Stewart

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. 648 on the plan of Charlotte Park, Section Ten, of record in Book 2900, page 78, Register's Office for said County.

Said Lot No. 648, which is a corner lot, fronts 46.8 feet on the westerly margin of River Rouge Drive and fronts 120.4 feet on the southerly margin of Sunliner Drive, said frontages being joined by a curve having a length of 29.5 feet, and extends back 127.3 feet on the southerly line and 104.5 feet on the broken westerly line to a point of intersection.

Being the same property conveyed to Aaron Lash and wife, Mildred L. Lash by deed from Irvin Wolf and wife, Mary K. Wolf of record in Book 3902, page 997, said Register's Office. Aaron Lash having died July 29, 1975.
This is to certify that Mildred L. Lash and Mildred L. Edwards is one and the same person.
This conveyance is made subject to restrictive covenants of record in Book 3033, page 638, said Register's Office and to the matters set forth in the above referenced plan of record.

Also conveyed herewith is a permanent license on the property of grantors known as Lot 649, Charlotte Park, Section Ten, Register's Office for Davidson County, Tennessee, for the grantees to maintain the present location of the driveway serving the property conveyed herein; provided, however that if the existing driveway is further improved or re-located that grantees agree to move it to the property herein conveyed and further provided that the license herein granted is non-exclusive.

unimproved ( )
This is improved (XX property, known as 613 River Rouge Drive, Nashville, TN 37209
(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 unto 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 my hand this 1st day of October, 19 86

Mildred L. Edwards

~~Mildred L. Edwards~~

David E. Edwards

David E. Edwards

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

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County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Mildred L. Edwards and husband, David E. Edwards

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

WITNESS my hand, at office, this 1st day of October, 1986

NOTARY PUBLIC

My commission expires:

7-18-87

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, of 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 President (or other officer authorized to execute the instrument) of the, the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as

WITNESS my hand and seal, at office in

this day of, 19.

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

Mildred L. Edwards and husband,

David E. Edwards

TO

Ricky L. James and

Charlotte A. Stewart

IDENTIFY REFERENCE

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN
OCT 3 2 17 PM '86

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

49362

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6593 PAGE 864

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
			68000.00- CAMT.	
			190.40 CSTAX	
			.50 PRFEE	
			6.00 WDETD	
			CHECK	196.90-
0203A	10/03/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49362

IDENTIFICATION REFERENCE

OCT 3 2 17 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 302826