BOOK 7037 PAGE 619

File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,500.00

* David E. Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November 19 86.

Notary Public

MY COMMISSION EXPIRES - 3/11/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
David E. Edwards et ux	Mortgage Corporation of the South	119-14 #46
(NAME)	(NAME)	
255 E. Tanksley Ave.	2119 6th Avenue North	06DA31973
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Birmingham, Alabama 35203	
(CITY) (STATE) (P.O. ZIP)	(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~~, I, LORENE S. LANCASTER, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David E. Edwards and his wife, Anita E. Edwards

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. 25 on Block D of the Plan of Woodbine Courts, Section 2, not of record, described according to a survey by Blanchard and Parris, Engineers, as follows:

BEGINNING on the southerly margin of Tanksley Avenue at the corner of Lots 25 and 26, being 525 feet, more or less, east of the easterly margin of Simmons Avenue; thence with the line between said two lots, southwardly 156.5 feet to the common corner of Lots 4, 5, 25 and 26; thence with the line between Lots 5, 6, 24 and 25; thence with the line between Lots 24 and 25, northwardly 156.5 feet to the southerly margin of Tanksley Avenue; thence with said Avenue, westerwardly 75 feet to the beginning.

BEING the same property conveyed to Paul E. Lancaster and wife, Lorene Lancaster by deed from Harris L. Short and wife, Carolynne E. Short of record in Book 4131, Page 121, Register's Office for Davidson County, Tennessee. The said Paul E. Lancaster having quitclaimed his interest in said property and title vested in Lorene S. Lancaster by Quitclaim Deed from Rick M. Johnson, Trustee, of record in Book 6252, Page 580, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ( )
This is improved(X) property, known as 255 E. Tanksley Ave., Nashville, TN 37211
(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, esate, 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 ti, 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 our hand this 10th day of November, 1986

Lorene S Lancaster

Lorene S. Lancaster

STATE OF TENNESSEE
Davidson County

BOOK 7637 PAGE 620

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lorene S. Lancaster, unmarried

or proved to me upon the basis of satisfactory evidence the bargainor ____, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of November 1986

Commission expires 3/11/90

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon (this oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM Lorene S. Lancaster

TO David E. Edwards
Anita E. Edwards

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
NASHVILLE, TENNESSEE 37201

62331

IDENTIFICATION REFERENCE

Nov 12 9 27 AM '86

FILED & RECORDED
DAVIDSON COUNTY, TN

11/12 125.50 CHECK

4923

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7037 PAGE 621

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

4250.00- CAMT.
119.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 125.50-
4923A 11/12/86 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

623311

IDENTIFICATION REFERENCE

Nov 12 9 27 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.10922