Box 17

BOOK 8245 PAGE 898

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF November 19 90

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEPT. 25, 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer & Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Judkins	Troy & Nichols, Inc.	MAP 119-14
(NAME)	(NAME)	
255 E. Tanksley Avenue	P.O. Box 4025	PARCEL 46
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Monroe, LA 71211-4025	6DA31973
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, David E. Edwards and wife, Anita E. Edwards

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John B. Judkins and Janice L. Johnson, unmarried

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 David E. Edwards and wife, Anita E. Edwards by deed from Lorene S. Lancaster, unmarried, of record in Book 7037, page 619, Register's Office, Davidson County, Tennessee.

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

7 5 7 9 6 IDENTIF. REFERENCE

Nov 30 9 25 AM '90
FELIX Z. WILSON
DAVIDSON COUNTY TN.

1257 11/30 0101 03CHECK 171.67

unimproved ( )
This is improved (X) property, known as 255 E. Tanksley Avenue, Nashville, Tennessee 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, 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 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 s this 28th day of November 19 90

David E. Edwards
David E. Edwards

Anita E. Edwards
Anita E. Edwards

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 David E. Edwards and wife, Anita E. Edwards

the 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 purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of November 19 95

Commission expires My Commission Expires SEPT. 25, 1993

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

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WARRANTY DEED

FROM

David E. Edwards and wife, Anita E. Edwards

TO

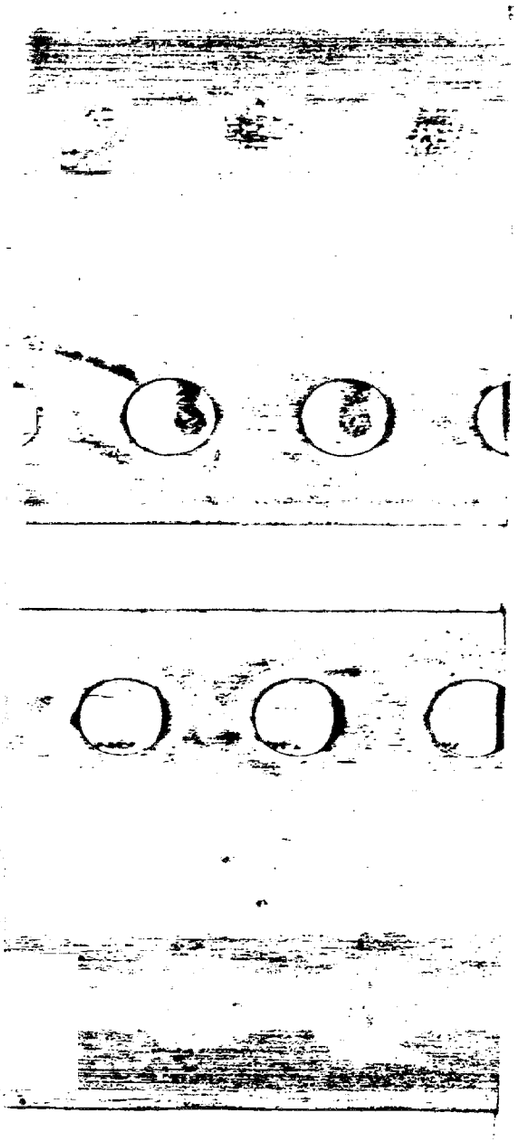
John B. Judkins and Janice L. Johnson

RETURN TO:

Coomer & Jenkins
Suite 230, 392 Harding Place
Nashville, TN 37211

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 49950.00
CON TX 164.67
PRFEE 1.00
MDEED 6.00
TOTAL 171.67
CHECK 171.67

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/30/90 01 09:25 0001 1257

75798

IDENTIF. REFERENCE

Nov 30 9 25 AM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 377214