This deed prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37116-0181

1667 06/07 0101 03CHECK 172.00

WARRANTY DEED

Address new owner as:	Send tax bills to:	Map-Parcel
Melody A. Flemings	Same	Map 83-14
1915 Boscobel Street		Par. 273
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Mary Helen Edwards, a widow, have this day bargained and sold, and do hereby transfer and convey to the said Melody A. Flemings, her heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 375 in the Edgefield Land Company's Third Subdivision, a plan of which is of record in Book 57, page 152, Register's Office for Davidson County, Tennessee.

Said Lot No. 375 fronts 50 feet on the northerly side of Boscobel Street, formerly Rothschild Avenue, and runs back between parallel lines with the westerly margin of 20th Street 150 feet to an alley.

BEING the same property conveyed to G. A. Edwards and wife, Mary Helen Edwards, by deed from Lillian A. Ashworth of record in Book 4427, Page 398, Register's Office for Davidson County, Tennessee, the said G. A. Edwards having since died.

This is improved property known as 1915 Boscobel Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Melody A. Flemings, her heirs and assigns, forever.

And I, Mary Helen Edwards, do covenant with the said Melody A. Flemings that I am lawfully seized and possessed of said land in fee simple; that I have a good right to convey it, and that the same is unencumbered, except as above stated.

And I, Mary Helen Edwards do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Melody A. Flemings, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 1ST day of ~~May~~ June, 1991.

Mary Helen Edwards
MARY HELEN EDWARDS

FILED FOR RECORD
JUN 7 9 28 AM '91

2041

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY HELEN EDWARDS, the within named 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, at office, this 1st day of ~~May~~ June, 1991.

NOTARY PUBLIC
My Com. Ex. 7-13-91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

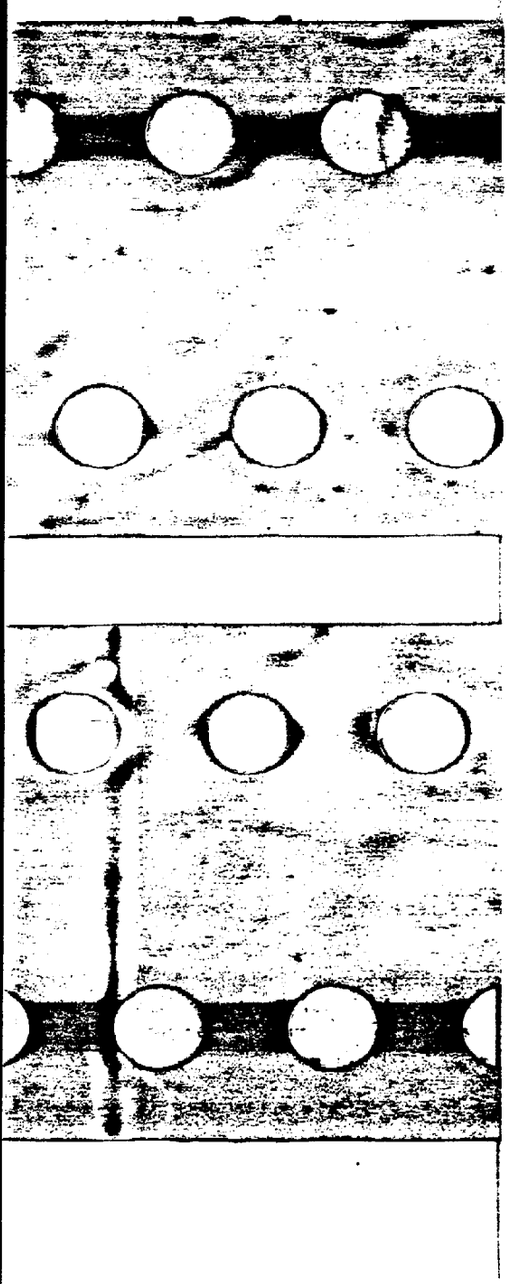
The actual consideration or value whichever is greater, for this transfer is $50,000.00.

AFFIANT

Subscribed and sworn to before me, this 1st day of ~~May~~ June, 1991.

NOTARY PUBLIC

My commission expires:
July 13, 1991



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8369 PAGE 28

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 50000.00
CON TX 165.00
PRFEE 1.00
WDEED 6.00
TOTAL 172.00
CHECK 172.00

06/07/91 01 09:29 0001 1667

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20401

IDENTIFICATION REFERENCE

JUN 7 9 28 AM '91

No. 428736