THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

# WARRANTY DEED

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| David M. Edgin, et ux<br>345 Hickory Street<br>Madison, TN 37115 | Same as New Owner | Map 71-4<br>Parcel 183<br>I.D. #12DZ 06770 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JEANETTE E. PATTON, individually and as Executrix of the Estate of Beulah Elizabeth Swindle, deceased, JAMES J. SWINDLE, individually and VELMA LOIS BETTY, individually, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto DAVID M. EDGIN and wife, MARY E. EDGIN, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Tract No. 1: Land in Davidson County, Tennessee, being Lot No. 211 on the Plan of Joywood Heights, Section 2, as of record in Book 1130, page 92, Register's Office for said County, described as follows:

Beginning on the southerly margin of Woodyhill Drive at the corner of Lots Nos. 211 and 212; thence with the line between said two lots southwardly 205.3 feet to the center line of the T.V.A. right-of-way easement; thence with the center of same, eastwardly 137.5 feet to the westerly margin of Jones Avenue; thence with same northwardly 166.8 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, northwestwardly 29.7 feet to the southerly margin of Woodyhill Drive; thence with same, westwardly 101.7 feet to the beginning.

Being the same property conveyed to Vestle E. Swindle and wife, Beulah Swindle by deed from James C. Pickett, and wife, Lois T. Pickett, of record in Book 2092, page 589, Register's Office for Davidson County, Tennessee.

Tract No. 2: Being the East 9 feet of Lot No. 212 on the Plan of Joywood Heights, Section 2, as of record in Book 1130, pages 92 and 93, Register's Office for said County.

Said part of said lot fronts 9 feet on the south side of Woodyhill Drive and runs back between lines, 205.3 feet on the east line and 207 feet, more or less, on the west line to a dead line in the rear on which it measures 9 feet.

BEING the same property conveyed to Vestle E. Swindle, and wife, Beulah Swindle, by deed from Clester Eugene Swindle, and wife, Rachel Janette Swindle, of record in Book 2157, page 77, Register's Office for Davidson County, Tennessee.

Beulah Elizabeth Swindle died intestate, predeceased by her husband, Vestle E. Swindle. There were three children born to Vestle E. Swindle and Beulah Elizabeth Swindle, during their respective lifetimes, namely Jeanette E. Patton, James J. Swindle and Velma Lois Betty, which are the only persons who have any ownership or interest in the said property, whatsoever.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is: 2500 Woodyhill Drive, Nashville, Tennessee.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1992, which are a lien but not yet due and payable, which have been prorated between the parties and which will be paid in full by the GRANTEES when due.

2. Subject to any and all matters as they may appear on the Plan of record in Book 1130, page 92, said Register's Office.

3. Subject to an Easement for electric power line of record in Book 834, page 448, said Register's Office.

4. Subject to Easement for sanitary sewers and/or storm drainage of record in Book 4026, page 567, said Register's Office.

5. Subject to a TVA Easement.

And WE, the GRANTORS, 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.

WITNESS our hands on day and date last acknowledged below.

"GRANTORS"

Jeanette E. Patton
JEANETTE E. PATTON, individually and as Executrix of the Estate of Beulah Elizabeth Swindle, deceased

James J. Swindle
JAMES J. SWINDLE

Velma Lois Betty
VELMA LOIS BETTY

"GRANTEES"

David M. Edgin
DAVID M. EDGIN

Mary E. Edgin
~~MARY~~ E. EDGIN
~~MARY~~

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEANETTE E. PATTON, individually and as Executrix of the Estate of Beulah Elizabeth Swindle, deceased, and JAMES J. SWINDLE, individually, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 15th day of June, 1992.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF Florida }
COUNTY OF Brevard }

Before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared VELMA LOIS BETTY, individually, 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 office on this the 8th day of June, 1992.

Kathleen M. Murphy
NOTARY PUBLIC

My commission expires: 11/14/92

(Print, Type, or Stamp Commissioned Name of Notary Public.

Personally Known ☐ OR Produced Identification ☑

Type of I. D. Produced Fla. Dr. Lic.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared DAVID M. EDGIN and wife, MARY E. EDGIN, 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 office on this the 15th day of June, 1992.

Kathy Burnett White
NOTARY PUBLIC

My commission expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $31,500.00.

Jeanette E. Patton
Affiant

Sworn to and subscribed before me, this the 15th day of June, 1992.

Kathy Burnett White
NOTARY PUBLIC

My Commission Expires: 12/29/93

1654 06/16 0101 03CHECK 126.55

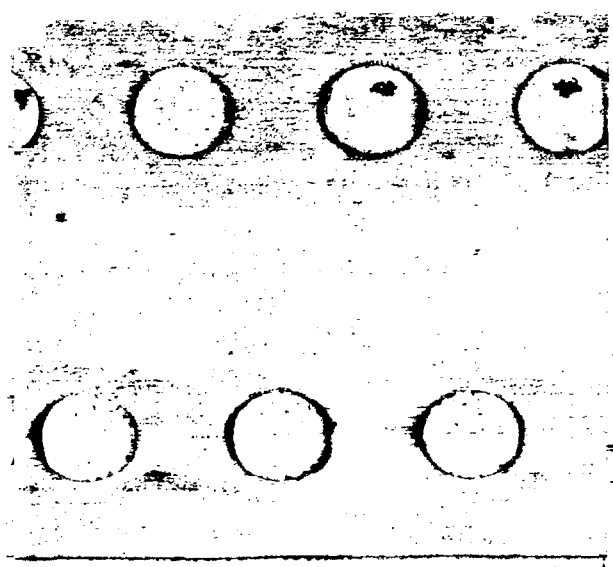
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IDENTIF. REFERENCE

JUN 16 9 29 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

MAIL ENV.



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

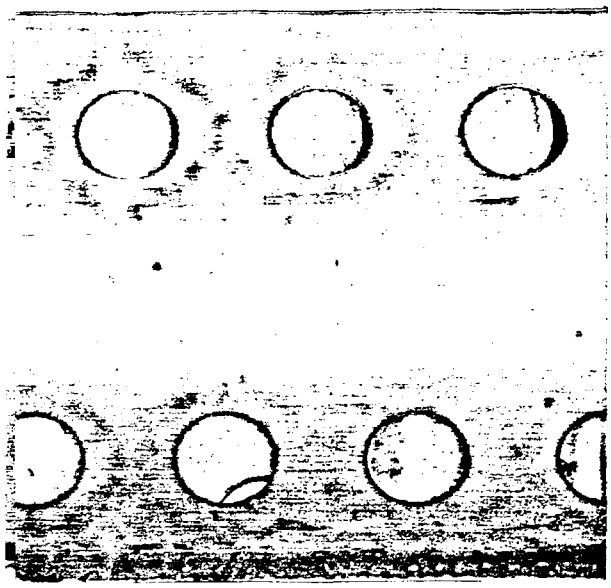
RECEIVED OF _____

FOR _____

BOOK 8652 PAGE 821

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|



| | |
|---|---|
| CAMT | 31500.00 |
| CON TX | 116.55 |
| PRFEE | 1.00 |
| UFEE | 9.00 |
| TOTAL | 126.55 |
| CHECK | 126.55 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 9 7 1 3

IDENTIF. REFERENCE

JUN 16 9 29 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

06/16/92 01 09:25 0001 1654

**No.** 541399