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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Wm. M. Edwards Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July 19 92.

Notary Public

MY COMMISSION EXPIRES 3-23-96
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
WILLIAM T. BERRY, Attorney at Law-109 Shackett Lane, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
WILLIAM M. EDWARDS, JR. & DOUGLAS L. BROWN (NAME)	SAME (NAME)	Map 118-8
EDWARDS + BROWN Const. Co. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 40788 (STREET ADDRESS)	Parcel 95
NASH TENN 37204 (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, CHARLES R. TYGARD, JR. and wife, JUDY B. TYGARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM M. EDWARDS, JR. AND DOUGLAS L. BROWN (As joint tennants with right of survivorship). wmE CRT JLB wmE CRT JLB

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. 105 on the Map of Grandview Heights, as of record in Book 161, page 14 and 15, Register's Office for Davidson County, Tennessee.

SAID Lot 105 fronts 50 feet on the westerly side of Winford Avenue and runs back 150 feet between parallel lines to an alley.

Being the same property conveyed to Charles R. Tygard, Jr. and wife Judy B. Tygard by deed from Howard Johnson and wife, Anita Johnson of record in Book 7947, Page 168 Register's Office for Davidson County, Tennessee.

SAID PROPERTY is conveyed subject to the 1992 State and County property taxes which are being pro-rated and assumed by the Grantees and any applicable building and/or zoning regulations.

unimproved ( )
This is improved ( ) property, known as 2405 Winford Avenue - Nashville, TN
(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 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 s this 17th day of July, 19 92

Charles R. Tygard Jr.
CHARLES R. TYGARD, JR.

Judy B Tygard
JUDY B. TYGARD

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Charles R. Tygard, Jr. and wife, Judy B. Tygard

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of July 1992

Commission expires 2-23-96

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

CHARLES R. TYGARD, JR. and wife,

JUDY B. TYGARD

TO

WILLIAM M. EDWARDS, JR., AND

DOUGLAS L. BROWN (as joint tenants with right of survivorship).

PICK-UP

FELIX A. MORGAN, REGISTER
DAVIDSON COUNTY, TN.

Jul 22 12 16 PM '92

IDENTIF. TREFERENCE

29594

7834 07/22 0101 03CHECK 120.00

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 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 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 9.00
TOTAL 120.00
CHECK 120.00

07/22/92 01 12:17 0001 7834

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29594

IDENTIF. REFERENCE

JUL 22 12 16 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 552543