02756

IDENTIF. & REFERENCE

WARRANTY DEED

94 JAN -3 AM 8:56

PICK-UP

REGISTER
DAVIDSON COUNTY, TN.

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 45,000.00

Roger L Edwards
Affiant

Sworn to and subscribed before me this 31 day of December, 1993.

NOTARY PUBLIC

My Commission Expires: 11-26-94

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

4481 01/03 0101 03CHECK 175.50

ADDRESS - NEW OWNER:

Roger L. Edwards, et ux
3225 Hummingbird Dr
Nashville, Tn 37218

SEND TAX BILLS TO:

Same

MAP/PARCEL NUMBER:

Map 81-7
Parcel 24

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles Michael Rose, unmarried, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Roger L. Edwards and wife, Ida L. Edwards, hereinafter called Grantees, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being a 0.17, more or less, acre portion on the unrecorded plat of the Hurschel C. Rose property, as of record in Book 4327, Page 207, and Book 4891, Page 422, Register's Office of Davidson County, Tennessee. Said tract of land further described as being a portion of Lots 37 and 38 on the plan of A. C. Dudley's Subdivision of the McDaniel Tract, as of record in Book 161, Page 10, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the intersection of the westerly margin of Eighteenth Avenue North and the northerly margin of McDaniel Street; thence running with the said margin of McDaniel Street north 84°, 00 minutes west a distance of 109.20 feet to the common front corner of Lots 36 and 37 on the said plan of A. C. Dudley's Subdivision of the McDaniel Tract; thence leaving the said margin of McDaniel and running with the said common line of Lots 36 and 37 north 9°, 45 minutes east a distance of 63.21 feet to a point; thence leaving said common line and running with the rear line of an existing building south 86°, 47 minutes east a distance of 101.96 feet to a point lying on the westerly margin of Eighteenth Avenue North; thence running with the said margin south 3°, 10 minutes west a distance of 70.11 feet to the point of beginning, containing 0.17, more or less, acre.

Being a part of the same property conveyed to Hurschel C. Rose and wife, Doris Rose, by deed from Jessie Stratton Atwood, of record in Book 4327, Page 207, said Register's Office, the said Hurschel C. Rose having been awarded said property by divorce decree of record in Minute Book 93B, Page 558, Circuit Court Clerk's Office for Davidson County, Tennessee; the said Hurschel C. Rose having since died, and devised said property to Charles Michael Rose by will of record in Will Book 172, Page 133, Probate Clerk's Office for Davidson County, Tennessee.

This is improved property known as 1700 McDaniel Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, their heirs and assigns forever; and I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my heirs, assigns 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 my hand this 31 day of December, 1993.

Charles Michael Rose
CHARLES MICHAEL ROSE

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 Charles Michael Rose, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 31 day of December, 1993.

NOTARY PUBLIC

My Commission Expires: 11-26-97

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9206 PAGE 117

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 45000.00
				CON TX 166.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 175.50
				CHECK 175.50
01/03/94	01			08:55 0001 4481

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02756

IDENTIF. & REFERENCE

94 JAN -3 AM 8:56

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 740518