77313

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

94 AUG -2 AM 11:38

REGISTER
DAVIDSON COUNTY, TN.

BOOK 9425 PAGE 510

ADDRESS NEW OWNER:

DONNA LeSUEUR, UNMARRIED
2500 WOODY HILL DRIVE
NASHVILLE, TN

MAP/PARCEL NUMBER:

MAP 71-4, PARCEL 183

3827 08/02 0101 03CHECK 203.55

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS FOR THIS TRANSFER IS $51,500.00

Donna G. LeSueur
AFFIANT

Subscribed and sworn to me, this the 30 day of JULY, 1994.

Frances C. Allen
Notary Public

My commission expires: 5-11-96

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, DAVID M. EDGIN AND WIFE, MARY E. EDGIN, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said DONNA LeSUEUR, UNMARRIED, hereinafter referred to as GRANTEE, HER successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2500 WOODY HILL DRIVE, NASHVILLE, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HER successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, HER successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this ____ day of JULY, 1994.

David M. Edgin
DAVID M. EDGIN

Mary E. Edgin
MARY E. EDGIN

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID M. EDGIN AND WIFE, MARY E. EDGIN, the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 30 day of JULY, 1994.

Alice C. Allis
notary public

My commission expires: 5-11-96

NOTARY PUBLIC AT LARGE

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.

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 David M. Edgin by Warranty Deed from Jeanette E. Patton, individually and as Executrix of the Estate of Beulah Elizabeth Swindle, deceased, James J. Swindle, individually, and Velma Lois Betty, individually, of record in Book 8652, page 818, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1994 and all future years.

2. All matters set forth on the Plan of record in Book 1130, page 92, said Register's Office, which includes a TVA transmission line 150 foot wide a portion crossing the rear of said lots 211 and 212.

3. Easement for Sanitary Sewers and/or storm drainage, of record in Book 4026, page 567, said Register's Office.

4. Easement for electric transmission lines, of record in Book 834, ,page 448, said Register's Office.

LEGIBILITY OF WRITINGS IN THIS DOCUMENT WAS UNSATISFACTORY WHEN RECEIVED



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

RECEIVED OF _____

FOR _____

BOOK 9425 PAGE 503

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 51500.00
CON TX 190.55
PRFEE 1.00
WDEED 12.00
TOTAL 203.55
CHECK 203.55

08/02/94 01 11:38 0001 3627



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77313
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94 AUG -2 AM 11:38
REGISTER
DAVIDSON COUNTY, TN.

No. 820155