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096-16-C 021.00

THIS INSTRUMENT PREPARED BY:
DANIEL E. SEAY
Attorney at Law
East Main Office Building
Lebanon, Tennessee 37087

DEED

BOOK 1025 PG 621

PURSUANT TO a Decree pronounced on the 18th day of October, 1976 in the Circuit Court for Lebanon, Wilson County, Tennessee, in the case of HIRAM EPPS EDWARDS, JR. VS. PATSY RUTH KEELE EDWARDS, I, HIRAM EPPS EDWARDS, JR., by these presence do transfer and convey unto PATSY RUTH KEELE EDWARDS, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 201 on the Plan of Cloverhill, Section IV, as of record in Book 2133, page 52, Register's Office, Davidson County, Tennessee.

Said Lot No. 201 fronts 140 feet on the easterly side of Cottonwood Drive and extends back 157.4 feet on the southerly line and 157 feet on the northerly line to a dead line in the rear on which it measures 153 feet.

Being the same property conveyed to HIRAM E. EDWARDS, JR. AND WIFE, PATSY R. EDWARDS, by deed from EUGENE L. ALLGOOD AND WIFE, ROSE MARIE ALLGOOD, as of record in Book 4069, page 510, Register's Office, Davidson County, 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 GRANTEE, her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, subject to a lein held by Guaranty Mortgage Company, Deaderick Street, Nashville, Tennessee, which Grantee agrees to assume.

I further convenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this the 30 day of oct 76, 1976.

Hiram Epps Edwards Jr.
HIRAM EPPS EDWARDS, JR.

STATE OF TENNESSEE

COUNTY OF WILSON

BOOK 1025 PG 622

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named HIRAM EPPS EDWARDS, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE on this the 30 day of October, 1976.

Harold K. Bragg
NOTARY PUBLIC

MY COMMISSION EXPIRES:

December 13, 1976

0244095
IDENTIF. ↑ REFERENCE

96 NOV -6 AM 11:44
ELLIA ANDERSON REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

SEND TAX BILL TO: PATSY R EDWARDS
519 COTTONWOOD DR.