| | |
|---|---|
| BOOK 10660 PG 775 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00.<br>Velma E. Edwards<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 1997.<br>Notary Public<br>MY COMMISSION EXPIRES 11-27-99<br>(AFFIX SEAL) |

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| **RALPH A. EDWARDS, ET UX** | **SAME** | **50-10-7** |
| (NAME)<br>**3215 MASONWOOD DRIVE** | (NAME) | |
| (ADDRESS)<br>**NASHVILLE, TN 37207** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# WARRANTY DEED

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, I, **HELEN JUNE EDWARDS, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RALPH A. EDWARDS AND WIFE, VELMA E. EDWARDS ,** 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. 787 on the Plan of Parkwood Estates, Section 4, as of record in Book 3300, pages 79 and 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 787 fronts 79.0 feet on the northerly side of Masonwood Drive and extends back between lines 140.18 feet on the easterly line and 140.33 feet on the westerly line, to a dead line in the rear, measuring 79.0 feet thereon.

Being the same property conveyed to Helen June Edwards, unmarried, by deeds of record in Book 10336, page 290 and Book 4112, page 710, Register's Office for Davidson County, Tennessee, and by Divorce Decree of record in Book 8311, page 814, said Register's Office.

This conveyance is subject to all easements of record.
This conveyance is subject to restrictions of record in Book 3702, page 519, said Register's Office.

unimproved ( )
This is improved( X ) property, known as **3215 MASONWOOD DRIVE, NASHVILLE, TN 37207**
(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 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 it 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 hands this 27th day of OCTOBER, 1997.

Helen June Edwards

**HELEN JUNE EDWARDS**

BOOK 10660 PG 776

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 HELEN JUNE EDWARDS, the bargainor(s), 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 Nashville, Tennessee this 27th day of OCTOBER, 1997.

Deborah A. Baker

Notary Public

Commission expires: 11-27-99

0363395

IDENTIFICATION REFERENCE

97 OCT 28 PM 1:07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

4581 10/28 0101 03CHECK 275.40

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

RECEIVED OF _____

FOR _____

BOOK 10660 PG 777

| | | |
|---|---|---|
| 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 72000.00
CON TX 266.40
PRFEE 1.00
WDEED 8.00
TOTAL 275.40
CHECK 275.40

10/28/97 01 13:07 0001 4581

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0363395
IDENTIF. ↑ REFERENCE

97 OCT 28 PM 1:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1213823