BOOK 10681 PG 291

56

WARRANTY DEED

97 NOV 12 AM 10:14

FELIX P. DUCK, REGISTER
DAVIDSON COUNTY, TN.

0369062

IDENTIFICATION REFERENCE

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the **14th** day of **October, 1997** by and between

BARBARA JANICE EDWARDS ,AND HOMER LEROY SHARAR

hereinafter referred to as Grantor, and

LISA BOWDEN .

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF THE RESUBDIVISION OF LOTS 14, 15 AND PART OF OXFORD STREET ON THE MORA SHARPE SUBDIVISION OF RECORD IN BOOK 3842, PAGE 196, REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOT NO. 2 FRONTS 30 FEET ON THE NORTHERLY MARGIN OF KIRKLAND AVE AND EXTENDS BACK 189.62 FEET ON THE WESTERLY LINE AND 175.24 FEET ON THE EASTERLY BROKEN LINE TO A LINE IN THE REAR MEASURING 100 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JOHN DANIELS EDWARDS, JR. AND WIFE, BARBARA JANICE EDWARDS BY DEED FROM H.P. WINN AND W.B. WINN OF RECORD IN BOOK 5128 PAGE 413 SAID REGISTER'S OFFICE.

ALSO BARBARA JANICE EDWARDS BY QUITCLAIM DEED FROM JOHN DANIEL EDWARDS. JR., AND BARBARA JANICE EDWARDS OF RECORD IN BOOK 7305 PAGE 140 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,
and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Barbara Janice Edwards
BARBARA JANICE EDWARDS

Homer Leroy Sharar
HOMER LEROY SHARAR

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10681 PG 292

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **BARBARA JANICE EDWARDS** * the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **14th** day of **October, 1997.**

*Homer Leroy Sharar

Notary Public

Commission Expiration: _____

ROBIN R. KELLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV 25, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

0806 11/12 0101 03CHECK 120.00

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $30,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **14th** day of **October, 1997.**

Notary Public

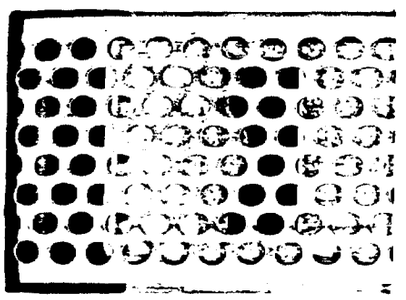
Commission Expiration: _____

ROBIN R. KELLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV 25, 2000

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	LISA BOWDEN 1235 KIRKLAND AVENUE NASHVILLE, TN 37215	1235 KIRKLAND AVENUE NASHVILLE, TN 37216 MAP PARCEL NUMBER 72-7-319

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

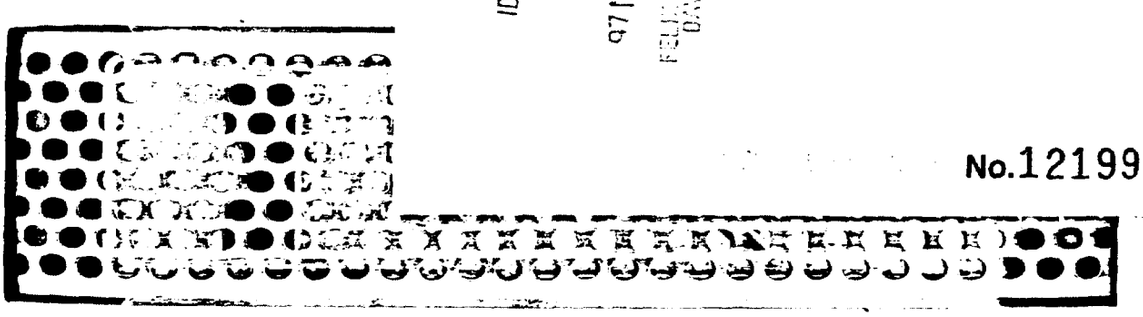
CAMT 30000-00
CON TX 111-00
PRFEE 1-00
WDEED 8-00
TOTAL 120-00
CHECK 120-00

11/12/97 01 10:19 0001 0806

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0369062

97 NOV 12 AM 10: 14



No.1219982