BOOK 10846 PG 580

THIS INSTRUMENT PREPARED BY:
G. Philip Anderson, Attorney
100 Winners Circle
Suite 150
Brentwood, Tennessee 37027
615/377-9370

98 MAR 20 AM 9:12
DAVIDSON COUNTY, TN.

0414585
IDENTIF. & REFERENCE

WARRANTY DEED

From: CHARLES D. EDENS, ET AL

To: J P PROPERTIES

Address New Owner:	Send Tax Bills To	Map/Parcel Nos.
J P Properties 100 Winners Circle Suite 150 Brentwood, TN 37027	Same	119-4 251

MAIL ENV.

8392 03/20 0101 03CHECK 242.40

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is Sixty Two thousand Dollars and 00/100 ($62,0000.00).

Charles D. Edens
Affiant

SUBSCRIBED AND SWORN TO before me, this the 18 day of March, 1998.

Sally Elpers
Notary Public

SALLY ELPERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
5-28-2000

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, **CHARLES D. EDENS**, as Administrator of the Estate of Pauline D. Womack, Probate Court for Davidson County, Tennessee, Docket # 97P-1037, **VAN A. DAVIS, III** and **CHARLES D. EDENS,** as the sole surviving heirs of Pauline D. Womack, as Grantors have bargained and sold, and by these presents do transfer and convey unto the said **J P PROPERTIES**, A Tennessee general partnership, its successors, 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 Tract No. 3 of a survey and re-subdivision of Lot "B", Plan of William Lee Subdivision of the Roth Property, as of record in Book 1130, page 67, Register's Office for said County, more particularly described

according to an unrecorded survey made thereof by William Collier Parrish, Associates, Civil Engineers, on November 13, 1957, as follows:

TRACT No. 3 fronts 75 feet on the north side of East Radnor Avenue, as now located, and runs back between lines, 182.3 feet on the west line and 183.7 feet on the east line, to a dead line in the rear, measuring 75 feet thereon.

THIS conveyance is subject to recorded restrictions applicable to said property, and to taxes for 1998.

Being all the same property conveyed to Wayne F. Womack and wife, Pauline D. Womack, by ~~deed~~ from John A. Eastes and Anna Della Eastes, of record in Book 4429, Page 731. The said Wayne F. Womack having died on September 21, 28 1981, and the said Pauline D. Womack having died on May 18, 1997. GPA CDE V.A.D.

This is improved property, known as 180 East Radnor Street, Nashville, 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, its successors, heirs and assigns forever. And Grantors do covenant with the Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered. And Grantors do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, its successors, heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 18 day of March, 1998.

Charles D. Edens
CHARLES D. EDENS,
Administrator of the Estate of
Pauline D, Womack

Van A. Davis III
VAN A. DAVIS, III,
Heir

Charles D. Edens
CHARLES D. EDENS
Heir

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before the undersigned, a Notary Public in and for said County and State, the within named **CHARLES D. EDENS,** as Administrator of the Estate of Pauline D. Womack and as an heir to said Estate, 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 Brentwood, Tennessee, this 18 day of March, 1998.

Sally Elpers
Notary Public

SALLY ELPERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
5-28-2000

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before the undersigned, a Notary Public in and for said County and State, the within named **VAN A. DAVIS, III,** as an heir to the Estate of Pauline D. Womack, 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 Brentwood, Tennessee, this 18 day of March, 1998.

Sally Elpers
Notary Public

SALLY ELPERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
5-28-2000

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

RECEIVED OF _____

FOR _____

BOOK 10846 PG 583

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 62000.00
CON TX 229.40
PRFEE 1.00
WDEED 12.00
TOTAL 242.40
CHECK 242.40

03/20/98 01 08:11 0001 8392

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0114585
IDENTIF. # REFERENCE

98 MAR 20 AM 9:13

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1268738